



**The Mayor and Commissioners  
of the Town of Elkton**

**Ordinance 5 - 2014**

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BY: Mayor and Commissioners

PUBLIC HEARING: December 8, 2014 (Elkton Planning Commission)

PUBLIC HEARING: December 17, 2014 (Mayor and Commissioners)

INTRODUCTION: December 17, 2014

ADOPTION: January 7, 2015

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**AN ORDINANCE CONCERNING**

**ELKTON ZONING ORDINANCE**

**FOR THE PURPOSE** of amending the Elkton Zoning Ordinance, Article X, Permissible Uses, Section 7.2, Table of Permissible Uses, Use Description 9.300 Motor Vehicle Repair and Maintenance, Not Including Body Work; and Article XII, Supplementary Use Regulations, Section 23, Motor Vehicle Repair and Maintenance, Not Including Body Work (9.300).

**WHEREAS**, Article XI-E, Constitution of the State of Maryland; Section 4-103(b)(3), Subtitle 1, Title 4, Division II, Local Government Article, Annotate Code of Maryland; Land Use Article, Annotated Code of Maryland; and the Charter and Code of the Town of Elkton provide the authority under which the Mayor and Commissioners may adopt, repeal, and/or amend the ordinances of the Town of Elkton; and

**WHEREAS**, the Mayor and Commissioners adopted the Elkton Zoning Ordinance on November 26, 2013, which has been amended from time to time thereafter; and

**WHEREAS**, the Elkton Planning Commission proposed and recommended the hereinafter stated amendments to the Elkton Zoning Ordinance relating to motor vehicle repair and maintenance, not including body work in the Town Center (TC) zone following their public hearing held on December 8, 2014, said public hearing being held in conformance with the requirements of the Elkton Zoning Ordinance, Article XIX - Amendments.

**NOW, THEREFORE**, the Mayor and Commissioners of the Town of Elkton hereby ordain that:

Section 1: The Elkton Zoning Ordinance, Article X, Permissible Uses, Section 7.2, Table of Permissible Uses, Use Description 9.300, Motor Vehicle Repair and Maintenance, Not Including Body Work; and Article XII, Supplementary Use Regulations, Section 23, Motor Vehicle Repair and Maintenance, Not Including Body Work (9.300), shall be repealed; and

Section 2: The Elkton Zoning Ordinance, Article X, Permissible Uses, Section 7.2, Table of Permissible Uses, Use Description 9.300, Motor Vehicle Repair and Maintenance, Not Including Body Work; and Article XII, Supplementary Use Regulations, Section 23, Motor Vehicle Repair and Maintenance, Not Including Body Work (9.300), shall be amended and read as follows:

### **Elkton Zoning Ordinance**

Article X, Permissible Uses, Section 7.2, Table of Permissible Uses, Use Description 9.300, Motor Vehicle Repair and Maintenance, Not Including Body Work:

**SC** in the C-1 and **TC** Districts and **PC** in the C-2, C-3, **BI** and B-P Districts

Article XII, Supplementary Use Regulations, Section 23, Motor Vehicle Repair and Maintenance, Not Including Body Work (9.300)

Motor vehicle repair and maintenance is limited to the sale, installation, repair, replacement, modification, adjustment, or servicing of the power plant or drive-train of a vehicle, and may be permitted as a Special Exception by the Board of Appeals in C-1 and TC Districts and shall be permitted in the C-2, C-3, BI and B-P Districts subject to the following standards:

1. The minimum lot size shall be 20,000 square feet in the C-1, C-2, C-3, BI and BP Districts and shall be 10,000 square feet in the TC District.
2. All activity and storage of parts with the permitted use shall occur entirely within a completely enclosed building. Any vehicle storage shall be temporary, in side or rear yards, and screened from adjacent properties. **Temporary vehicle storage means vehicles which must be held pending settlement of insurance and similar claims or a vehicle recently purchased, pending inspection. In either case the period of time shall not exceed thirty (30) days.**
3. Wall openings in structures are permitted in those walls directly facing an existing Commercial or Industrial zoning district. Wall openings necessary for ventilation, fire exits, and light, pursuant to the standards of the Building Code and the Fire Safety Code, shall be permitted.
4. The maximum permitted total floor area shall not exceed twenty-five (25) percent of total lot area.

5. A minimum ten (10) foot wide landscape strip shall be provided adjacent to and completely across all property lines, which may be reduced to five (5) feet in the TC District. Curb cuts shall be minimized.
6. No outdoor display of merchandise sold, serviced, or rented is permitted.
7. Vehicles shall not be parked so as to overhang the public right-of-way.
8. Lubrication Equipment and Outdoor Storage and Refuse Areas. Hydraulic racks and service pits shall be located within the main structure. Any outdoor storage or refuse area shall be fenced or screened from view and must be approved as to location and design. The site plan shall indicate the disposal methods to be used for all waste material including recycling of waste oil generated by the operation. Such use shall not be located in a Wellhead Protection Area.
9. No maintenance or repair work on motorized vehicles or equipment shall be performed after the hour of 9:00 PM or before 7:00 AM, Monday through Friday, or 8:00 AM, Saturday and Sunday, in any area that contains or allows residential uses.

**DATE OF EFFECT**

**THIS ORDINANCE** shall be effective on the 27<sup>th</sup> day of January, 2015.

Mayor Robert J. Alt  
Commissioner Charles H. Givens, Sr.  
Commissioner Earl M. Piner, Sr.  
Commissioner Daniel R. VanReenen, Jr.