



The Mayor and Commissioners of the Town of Elkton

Ordinance 1 - 2023

BY: Mayor and Commissioners

Public Hearing: **February 6, 2023 (Elkton Planning Commission)**

Public Hearing
& Introduction: **February 15, 2023 (Mayor and Commissioners)**

Adoption: **March 1, 2023 (Mayor and Commissioners)**

AN ORDINANCE CONCERNING

ELKTON ZONING ORDINANCE

FOR THE PURPOSE of amending the Elkton Zoning Ordinance, Article XII Supplementary Use Regulations. The amendments pertain to medical uses in the Town Center (TC) Zone.

WHEREAS, XI-E, Constitution of the State of Maryland; Local Government Article, Annotated 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, amended from time to time thereafter, and

WHEREAS, the Elkton Planning Commission has recommended the hereinafter stated amendment to the Elkton Zoning Ordinance pertaining to medical uses in the Town Center (TC) Zone, following their public hearing held on February 6, 2023, 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 **Article XII, Supplementary Use Regulations, Section 33**, shall be amended, and read as follows:

Article XII. Supplementary Use Regulations

Section 33. Medical Use in the TC Zone (3.130 and 3.140)

An existing primary office of physicians in the TC Zone with 3, or 4 or more professionals seeing patients, including nurse practitioners and physician assistants, may relocate one (1) time within the TC Zone to a space within a building below or above street level with the condition that the practice is within the same specialty and the number of professionals remains within the same classification.

(Amended by Ordinance 4-2019, effective 8.29.2019) (*text unchanged*)

This use may be allowed by Special Exception within the boundary described as follows;

Properties located on the north side of West Main Street; both sides of North Bridge Street (MD 213); the south side of Amtrak railroad; and the west side of Bow Street.

Section 34. Counseling in RO and TC Zones

Counseling offices may operate in the RO and TC Zones upon the approval of a Special Exception with Conditions. In addition to the requirements for the approval of a Special Exception generally, the following conditions are required to be satisfied in order to operate a counseling office in the RO and TC Zones:

- (1) The counseling treatment offices shall be within a building with the office located one floor below or above street level.
- (2) The number of counselors practicing at the location shall not exceed three (3);
- (3) The building provides off-street parking sufficient for the counseling office's staff and patients and shall direct all counselors, staff, and patients to utilize said off street parking; and
- (4) The counseling office provides sufficient indoor waiting areas for patients.

(Amended by Ordinance 3-2020, effective 1.25.2021) (*text unchanged*)

This use may be allowed by Special Exception within the boundary described as follows;

Properties located on the north side of West Main Street; both sides of North Bridge Street (MD 213); the south side of Amtrak railroad; and the west side of Bow Street.

**** END OF SECTION ****

Date of Effect:

THIS ORDINANCE SHALL BE EFFECTIVE ON THE 21ST DAY OF MARCH 2023.

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

**Mayor Robert J. Alt
Commissioner Jean A. Broomell
Commissioner Charles H. Givens, Sr.
Commissioner Robert M. Massimiano
Commissioner Earl M. Piner, Sr.**