



The Mayor and Commissioners of the Town of Elkton

Ordinance 2 - 2021

BY: Mayor and Commissioners

Public Hearing: **February 8, 2021 (Elkton Planning Commission)**

Public Hearing
& Introduction: **February 17, 2021 (Mayor and Commissioners)**

Adoption: March 3, 2021

AN ORDINANCE CONCERNING

ELKTON ZONING ORDINANCE

FOR THE PURPOSE of amending the Elkton Zoning Ordinance, Article X, Permissible Uses, Section 7.2 and Article XII Supplementary Use Regulations. The amendments are in regards to commercial apartments.

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 proposed and recommended the hereinafter stated amendment to the Elkton Zoning Ordinance relating to variance requests for signs following their public hearing held on February 8, 2020, 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 X, Permissible Uses, Section 7.2 and Article XII, Section 28, Subsection 3** shall be amended, and read as follows:

Legend: P = Permitted, PC = Permitted with Conditions, SE = Special Exception, SC = Special Exception with Conditions													
USES DESCRIPTION	R-1	R-2	R-3	RP	R-O	C-1	C-2	C-3	BI	Small PUD	Large PUD	B-P	TC
1.000 RESIDENTIAL													
1.100 Single-Family Residences													
1.110 Single-family detached	P	P	P	SE	P					P	P		
1.111 Site-built and modular structures	P	P	P	SE	P					P	P		
1.200 Two-Family Residence (See Article XII, Section 28)													
1.210 Primary residence with accessory apartment (See Article XII, Section 1)	SC	SC	SC		SC					SC	SC		
1.220 Duplex		P	P		P					P	P		
1.300 Multi-Family Residences													
1.310 Multi-family townhouses (See Article XII, Section 28)			PC		PC					PC	PC		
1.320 Multi-family apartments (See Article XII, Section 28)			PC		PC					PC	PC		
1.330 Commercial apartments (See Article XII, Section 28) (Amended Ordinance 2-2021)					PC	PC				PC	PC		PC
1.400 Homes emphasizing special services, treatment, or supervision													
1.410 Group homes													
1.411 not more than 8 people	P	P	P		P					P	P		P
1.412 with between 9 and 16 people (See Article XII, Section 15)			SC		SC	SC	SC			SC	SC		
1.420 Child and elderly center (See Article XII, Section 8)													
1.421 Day care home (having fewer than 7 children)	PC	PC	PC		PC	PC				PC	PC		PC
1.422 Day care center, day nursery (having between 7 and 30 children)					SC	SC	SC			SC	SC		PC
1.423 Day care center, day nursery (having more than 30 children)						SC	SC			SC	SC		PC
1.430 Housing for the elderly or handicapped (See Article XII, Section 19)	SC	SC	SC		SC	SC	SC	SC		SC	SC		SC
1.440 Homeless Shelter						SE							SE
1.500 Miscellaneous rooms for rent situations													
1.510 Boardinghouses, Bed and Breakfast, Country Inns and tourist homes (See Article XII, Section 6)		SC	SC		SC	SC							SC
1.520 Hotels, motels, and similar businesses or institutions providing overnight accommodations (See Article XII, Section 18)							SC	SC			SC		PC

Elkton Zoning Ordinance

Article XII. Supplementary Use Regulations

Section 28. Residential Structures-Single-Family Attached (Townhouses) and Multi-Family Dwellings (Apartments) (1.200 and 1.300)

3. Commercial apartments may be permitted in a commercial structure in the C-1, PUD and TC Districts provided:
 - a. No apartment is situated at the street level.
 - b. All apartment units meet applicable building and livability codes
 - c. For new apartments: Off-street parking shall be required in accordance with the provisions of Article XVII
 - d. In the RO zone, no more than two (2) apartments are permitted above the street level office.

**** END OF SECTION ****

THIS ORDINANCE SHALL BE EFFECTIVE ON THE 23rd DAY OF MARCH, 2021

**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.**