



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

Ordinance 2-2022

BY:		Mayor and Commissioners
Public Hearing:	May 9, 2022	Elkton Planning Commission
Public Hearing	May 18, 2022	Mayor and Commissioners
Introduction:	May 18, 2022	Mayor and Commissioners
Adoption:	July 6, 2022	Mayor and Commissioners

AN ORDINANCE CONCERNING

ELKTON ZONING ORDINANCE

FOR THE PURPOSE of amending the Elkton Zoning Ordinance, regarding Planned Unit Development (PUD) Regulations and Provisions for the following Article: ARTICLE XI. Planned Developments

WHEREAS, Article XI-E, Constitution of the State of Maryland; Section 4-103(b) (3), Subtitle 1, Title 4, Division II, 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 proposed and recommended the hereinafter stated amendments to the Elkton Zoning Ordinance relating to Planned Unit Developments (PUD) following their Public Hearing held on May 9, 2022; said Public Hearing 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:

The Elkton Zoning Ordinance, Article XI Planned Unit Developments, shall be amended and read as follows:

Section 15. Common Open Space and Active Recreation Space Requirements.

- a. Open Space shall comprise not less than twenty-five (25) percent of the gross acreage for the PUD.
- b. All open space shall be designated for the common use of all occupants of the PUD.
- c. There shall be .02 acres allotted per Single Family Detached, Townhome, and Two-Family dwellings shall be designated as neighborhood parks and active recreational areas (e.g. Public parks, dog parks, improved ADA accessible trails, tot lots, etc.).
For apartments, condominiums or other multi-family developments, the requirement shall be as stated in Article XII, Supplementary Use Regulations, Section 28 of this Ordinance - that 25% of the required 30% open space be designated as active recreation areas/neighborhood park.
- d. In designing and locating the required open space, each common open space area should be connected to another existing or proposed open space area, to the greatest extent possible, with the intent of establishing a network of usable open space.
- e. Recreational facilities and open space requirements are specified in Article XIV – Recreational Facilities & Open Space of the Town of Elkton Zoning Ordinance

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DATE OF EFFECT

THIS ORDINANCE shall be effective on the 26th day of July, 2022.

The 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