

The Mayor and Commissioners of the Town of Elkton

Ordinance 3 - 2020

BY: Mayor and Commissioners

Public Hearing: December 7, 2020 (Elkton Planning Commission)

Public Hearing

& Introduction: December 16, 2020 (Mayor and Commissioners)

Adoption: January 6, 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 counseling services.

WHEREAS, XI-E, Constitution of the State of Maryland, Article 23A, Annotated Code of Maryland; Article 66B, 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 counseling services following their public hearing held on December 7, 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** Permissible Uses Table, Use Description 3.150 Counseling – allow by Special Exception with conditions in the RO and TC zones and Article XII Section 34 shall be amended, and read as follows.

USES DESCRIPTION										Small	Large		
USES DESCRIPTION	R-1	R-2	R-3	RP	R-O	C-1	C-2	C-3	BI	PUD	PUD	B-P	TC
2.111 High-volume traffic generation (convenience stores, delicatessens, department stores)						Р	Р	Р		Р	Р		Р
2.112 Low-volume traffic generation (appliance stores, book													
store, furniture store, gift shops, hardware stores, jewelry											Р		
shops, wearing apparel, photographic art supply stores, and florists)						Р	Р	Р		Р			Р
,								·					
2.113 Pharmacies (amended Ordinance 01-2018)							Р		Р		Р		
2.120 Wholesale sales							Р	Р	Р		Р	Р	
2.200 Storage and display of goods outside fully enclosed													
building 2.210 Building material and supply, boat sales, farm													
implements storage and sales, feed and grain storage and													
sales, heavy equipment sales and service, commercial													
greenhouses)							SE	Р	Р			Р	
3.00 OFFICE, CLERICAL, RESEARCH AND SERVICES NOT PRIMARILY RELATED TO SALE OF GOODS OR MERCHANDISE													
3.100 All operations conducted entirely within fully enclosed													
building													
3.110 Operations designed to attract and serve a low volume of customers or clients on the premises (e.g., offices of											Р		
attorneys, architects or other similar professions) (amended					_	_	_		_	_		_	_
Ordinance 01-2018) 3.111 Operations designed to attract and serve a high					Р	Р	Р	Р	Р	Р		Р	Р
volume of customers or clients on the premises (e.g., banks,											Р		
barbers, beauty salons or other similar professions)						Р	Р	Р	Р	Р		Р	Р
3.112 Drive-in banks (See Article XII, Section 11)						SE	PC	PC	РС	SE	SE	PC	PC
3.113 Massage, relaxation/conversation studios, spas, health													
clubs offering massage as the principle service (See Article XII,								SC					
Section 20) 3.120 Clinics of not more than 10,000 square feet of gross floor								SC					
area (See Article XII, Section 9) (amended Ordinance 01-2018)							sc	SC	sc				
3.130 Primary offices of physicians with up to three (3)													
professionals seeing patients , including nurse practitioners and													
physician assistants (See Article XII, Section 33) (amended by Ordinance 04-2019)						SE	SE	SE	SE				sc
3.140 Primary offices of physicians with 4 or more professionals													
seeing patients, including nurse practitioners and physician													
assistants (See Article XII, Section 33) (amended by Ordinance 04-2019)							SE	SE	SE				SC
3.150 Counseling (amended by Ordinance 03-2020)					00								
3.200 Operations conducted within and/or outside fully					SC		SE	SE	SE				SC
enclosed building													
3.210 Operations designed to attract little or no customer or													
client traffic other than the employees of the entity operating the principal use (furniture repair shops, sign painting, plumbing,											Р		
mechanical contractors)						Р	Р	Р	Р	Р		Р	
4.000 MANUFACTURING, PROCESSING, CREATING,													
REPAIRING, RENOVATING, PAINTING, CLEANING, ASSEMBLING OF GOODS, MERCHANDISE AND													
EQUIPMENT 4 100 Light Manufacturing								Р	P		Р	Р	
4.100 Light Manufacturing 4.110 A facility with a Maryland Class 5M Production Brewery	1							Г	F				\vdash
License (See Article XII, Section 32)											PC		1
(amendment 11-2017, effective 10-24-2017)							PC	PC			C.E.		PC
4.200 Heavy Manufacturing 5.000 EDUCATIONAL, CULTURAL, RELIGIOUS,									Р		SE		-
PHILANTHROPIC, SOCIAL, FRATERNAL USES													1

Elkton Zoning Ordinance

Article XII. Supplementary Use Regulations 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.

** END OF SECTION **

THIS ORDINANCE SHALL BE EFFECTIVE ON THE 26th DAY OF JANUARY, 2021.

Mayor and Commissioners of the Town of Elkton

Mayor Robert J. Alt Commissioner Charles H. Givens, Sr. Commissioner Robert M. Massimiano Commissioner Earl M. Piner, Sr.