



# The Mayor and Commissioners of the Town of Elkton

## Ordinance 4 - 2023

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BY: Mayor and Commissioners

Public Hearing: **June 12, 2023 (Elkton Planning Commission)**

Public Hearing  
& Introduction: **June 21, 2023 (Mayor and Commissioners)**

Adoption: **July 5, 2023 (Mayor and Commissioners)**

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### AN ORDINANCE CONCERNING

#### **ELKTON ZONING ORDINANCE**

**FOR THE PURPOSE** of amending the Elkton Zoning Ordinance, Article X Permissible Uses Table. The amendments pertain to Group Homes in the Central Business District (C-1) 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 group homes in the Central Business District (C-1) Zone, following their public hearing held on June 12, 2023, said public hearing being held in conformance with the requirements of the Elkton Zoning Ordinance, Article XIX, Amendments.

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 PU D	Large PU D	B-P	TC
<b>1.000 RESIDENTIAL</b>													
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 Ord. 2-2021, Effective 3.23.21)					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		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
1.600 Home occupations (See Article XII, Section 16 ) (Amendment 8-2015, effective 1/26/16)	PC	PC	PC		PC	PC	PC	PC	PC	PC	PC		PC
<b>2.000 COMMERCIAL SALES AND RENTAL OF GOODS, MERCHANDISE AND EQUIPMENT</b>													
2.100 No storage or display of goods outside fully enclosed building													
2.110 Retail sales													

**NOW, THEREFORE**, the Mayor and Commissioners of the Town of Elkton hereby ordain that **Article X, Permissible Uses Table, 1.410 Group Homes; 1.411 not more than 8 people** shall be amended to allow Group Homes in the Central Business District (C-1) Zone;

**\*\* END OF SECTION \*\***

Date of Effect:

This Ordinance shall be effective on the 25<sup>th</sup> day of July, 2023

Mayor and Commissioners  
of the Town of Elkton

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