



The Mayor and Commissioners of the Town of Elkton

Ordinance 5 - 2022

BY: Mayor and Commissioners

Public Hearing: **October 10, 2022 (Elkton Planning Commission)**

Public Hearing
& Introduction: **October 19, 2022 (Mayor and Commissioners)**

Adoption: **November 2, 2022**

AN ORDINANCE CONCERNING

ELKTON ZONING ORDINANCE

FOR THE PURPOSE of amending the Elkton Zoning Ordinance, Article X Permissible Uses, Section 7.2, Table of Permissible Uses, Uses Description 4.100; and Article XII Supplementary Use Regulations. The amendments are in regards to light manufacturing associated with research and development.

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 relating to light manufacturing associated with research and development following their public hearing held on October 10, 2022, 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 Table of Permissible Uses, Uses Description 4.100** and **Article XII, Supplementary Use Regulations, Section 35**, shall be amended, and read as follows:

Article XII. Supplementary Use

Regulations Section 35. Light Manufacturing

(4.100)

Light manufacturing may be permitted in the C-3, BI, Large PUD and B-P Districts. Light manufacturing associated with Research and Development shall be permitted in the C-2 District with the following conditions:

1. Light manufacturing in the C-2 zone shall include only the assembly, manufacture or compounding of articles of merchandise from previously prepared materials, or the machining, electroplating or other comparable light processing or treatment of such articles.
2. Operations must be conducted inside a fully enclosed building.
3. Density and Dimensional Regulations for Commercial use in the C-2 Zone shall apply, with the exception of side yard setbacks adjacent to residential uses. Side yard setbacks adjacent to residential uses shall be increased to 30 feet.
4. The volume of heavy freight traffic associated with the business shall not over burden the area in which the facility exists.
5. Noise associated with the operations of the business shall not cause disturbances beyond the property on which the facility exists. No excessive noise, lighting, vibration or odors.
6. Air Emissions shall be below levels which trigger the requirement to apply for or obtain any State pollution control permits.
7. Such facility is required to comply with Title 13, Chapter 13.12 of the Town of Elkton Code, "Pretreatment of Industrial Waste".
8. All outdoor equipment or storage must be fully screened from view.

**** END OF SECTION ****

Date of Effect:

THIS ORDINANCE SHALL BE EFFECTIVE ON THE 22nd DAY OF NOVEMBER, 2022

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.