

The Mayor and Commissioners  
of the Town of Elkton

Ordinance 1-2006

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BY: Mayor and Commissioners

INTRODUCTION: February 15, 2006

ADOPTION: March 1, 2006

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AN ORDINANCE CONCERNING

**THE ELKTON ZONING ORDINANCE**

**FOR THE PURPOSE** of amending the Elkton Zoning Ordinance, Article X, Section 8.2 and Article XII, Section 18, to permit private schools as a special exception with conditions in the C-2 zone.

**WHEREAS**, the Constitution of the State of Maryland, Article XI-E, Article 23A, Annotated Code of Maryland; Article 66B, Annotated Code of Maryland; and the Charter of the Town of Elkton provide the authority under which the Board of Commissioners may adopt, repeal and/or amend the ordinances of the Town of Elkton; and

**WHEREAS**, the Board of Commissioners, acting as the legislative body of the Town of Elkton, adopted the Elkton Zoning Ordinance on November 8, 1994, amended from time to time thereafter, and

**WHEREAS**, the Elkton Planning Commission has proposed and recommended the hereinafter stated amendments to the Elkton Zoning Ordinance following their public hearing held on January 9, 2006, said public hearing being held in conformance with the requirements of the Elkton Zoning Ordinance, Article XIX; and

**NOW, THEREFORE**, the Mayor and Commissioners of the Town of Elkton hereby ordain that:

Section 1: The Elkton Zoning Ordinance, Article X, Permissible Uses, Section 8.2(5.112) and Article XII, Supplementary Use Regulations, Section 18 shall be repealed; and

Section 2: The Elkton Zoning Ordinance, Article X, Permissible Uses, Section 8.2(5.112) and Article XII, Supplementary Use Regulations, Section 18, shall be re-enacted, as amended, and shall read as follows:

## **THE ELKTON ZONING ORDINANCE**

### **Article X., Permissible Uses**

**Section 8.2(5.112) An SC shall be placed in the C-2 column**

### **Article XII., Supplementary Use Regulations**

**Section 18 Private education institutions may be permitted by Special Exception by the Board of Appeals in the C2 (General Commercial) zone provided:**

- 1. Where the maximum attendance at any one time does not exceed forty (40) students, such institution must have:**
  - a. A parcel of at least twenty thousand (20,000) square feet per fifteen (15) students or fraction thereof.**
  - b. A parcel frontage of at least one hundred fifty (150) feet.**
  - c. A front yard depth of at least forty (40) feet, a side yard depth equal to at least the height of the tallest institutional building located on the parcel which is proximate to the side yard and a rear yard depth of at least forty (40) feet.**
- 2. Where the maximum attendance at any one time exceeds forty (40) students, such institution must have:**
  - a. A parcel area of at least three (3) acres, plus seven hundred (700) square feet for each student in excess of sixty (60).**
  - b. A parcel frontage of at least two hundred (200) feet.**
  - c. A front yard depth of at least fifty (50) feet, a side yard depth equal to at least two (2) times the height of the tallest institutional building located on the parcel which is proximate to the side yard and a rear yard depth of at least fifty (50) feet.**
  - d. School buses shall be garaged or shall be stored in an area to the rear of the main building and adequately screened.**

- e. **A buffer yard ten (10) feet wide shall be provided along the boundary with an adjacent residential lot.**

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

**DATE OF EFFECT**

**THIS ORDINANCE shall be effective on the 21<sup>st</sup> day of March, 2006.**

Mayor Joseph L. Fisona  
Commissioner John K. Burkley, II  
Commissioner Earl M. Piner, Sr.  
Commissioner C. Gary Storke