

**AN ORDINANCE TO AMEND CHAPTER 110 (LAND DEVELOPMENT)  
OF THE CODE OF THE TOWN OF ELKTON, VIRGINIA**

**WHEREAS**, on December 28, 2000, the Town of Elkton previously adopted Chapter 110 (Land Development) of the Code of Elkton; and

**WHEREAS**, the Town has determined it is in its best interest to amend and update this Chapter.

**BE IT ORDAINED** by the Town Council of Elkton, Virginia that Chapter 110 (Land Development) is hereby amended to as follows:

1. Chapter 110, § 110-610 Downtown Business District B-1 is hereby amended to read as follows:

- (a) Add: Section 110-610(40) Short-terms rentals, subject to:
  - (i) the conditions and requirements set forth in the Elkton Town Code Section 110-715 Short-Term Rentals and this Section 110-610 Downtown Business District B-1;
  - (ii) Living and/or sleeping quarters shall be a permitted use only when constructed above the ground and basement floors; and
  - (iii) No living and/or sleeping quarters shall be permitted in any detached accessory building or structure on the same lot with any building.

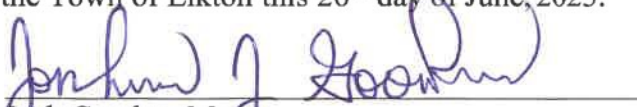
- (b) Amend Chapter 110 Section 110-715(B) by deleting the current language and replace it as follows:

Prior to using the dwelling as a short-term rental, the owner(s) shall obtain a special exception permit pursuant to the terms of Article VIII herein; except however where the ordinances allow short-term rentals by right. Owner(s) shall not be required to submit a site plan as detailed as in § 110-802B(1); however, owner(s) shall provide any documentation requested by the Zoning Administrator detailing the proposed use of the property, including, but not limited to, the area(s) or rooms of the property to be utilized for short-term rental and the emergency evacuation plan detailed in Subsection G below.

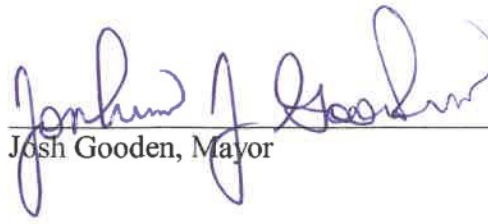
2. Except as modified herein, the Code of the Town of Elkton remains in full force and effect. This modification to the Code shall be effective immediately upon its adoption.

ADOPTED by the Town Council of the Town of Elkton this 26<sup>th</sup> day of June, 2023.

  
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Clerk of Council

  
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Josh Gooden, Mayor

Approved this 26<sup>th</sup> day of June, 2023.



Josh Gooden, Mayor