

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

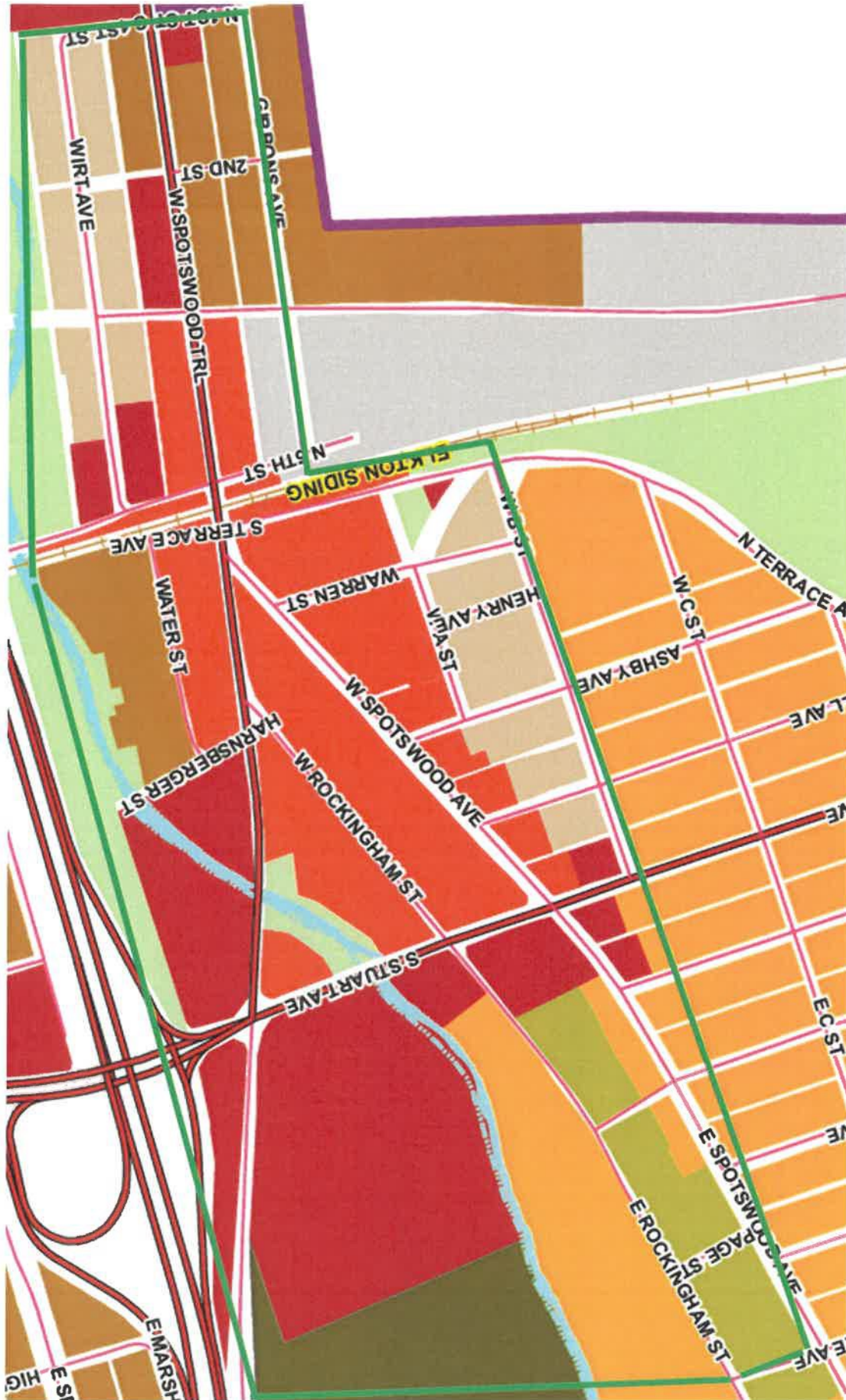
WHEREAS, on December 28, 2000, the Town of Elkton previously adopted Chapter 110 (Land Development) of the Code of Elkton; and

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, § 110-603 Low-Density Residential District R-2 is hereby amended to read as follows:
 - (a) Amend: Section C(9) Special Exceptions, Short-Term rental provided that a minimum of 1 unit or a maximum of 4% of the dwellings in a contiguous zoning or adjacent dwellings be issued such permits.
2. Chapter 110, § 110-604 Single Family Residential District R-3 is hereby amended to read as follows:
 - (a) Amend: Section C(12) Special Exceptions, Short-Term rental provided that a minimum of 1 unit or a maximum 5% of the dwellings in a contiguous zoning or adjacent dwellings be issued such permits.
3. Chapter 110, § 110-605 Residential District R-4 is hereby amended to read as follows:
 - (a) Amend: Section C(11) Special Exceptions, Short-Term rental in single-family detached dwelling provided that a minimum of 1 unit or a maximum 6% of the dwellings in a contiguous zoning or adjacent dwellings be issued such permits. Short-term rentals are not allowed in multifamily dwellings, duplexes, townhouses, or apartments
4. Chapter 110, § 110-606 Residential District R-5 is hereby amended to read as follows:
 - (a) Amend: Section C(13) Special Exceptions, Short-Term rental in single-family detached dwelling provided that a minimum of 1 unit or a maximum 7% of the dwellings in a contiguous zoning or adjacent dwellings be issued such permits. Short-term rentals are not allowed in multifamily dwellings, duplexes, townhouses, or apartments
5. Chapter 110, § 110-715 Short Term Rentals is hereby amended to read as follows:
 - (a) Add: Section K,
The following requirements shall be met for all short-term rentals:
 1. Age of renter must be 25 or older.
 2. No property owner may be issued greater than two (2) short term rental permits in the residential zonings of the Town.
 - (b) Add: Section L,
There shall be no more than 25 Short term rental permits issued in the Town at any time. Fifteen (15) of such permits may be issued in the Tourism District. This area runs along Spotswood Trail/Ave. from First Street to Clarke Avenue. Then, North to Gibbons and B streets and South to the Highway 33. ¹
Ten (10) of such permits may be issued outside of the Tourism District.

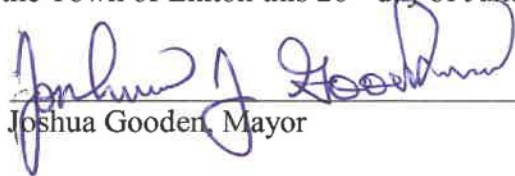
¹ Editor's Note: A map of the Tourism District is Included as an Attachment 4.1 to this chapter.



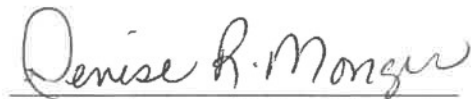
6. Chapter 110, § 110-302 Terms Defined amended to add the following definitions:
- (a) Contiguous Zoning – A group or cluster of adjoining lots within the Town Limits that are all zoned with the same zoning and that are bordered on all sides by lots zoned with a different zoning or the Town Limits.
 - (b) Contiguous Zoning Short term rental Calculation -- A maximum number of short-term rentals allowed in an individual Contiguous Zoning using the following formula: = (% of short term rentals allowed based on zoning) ÷ (Total Single family dwellings in that individual Contiguous Zoning). Then rounded down to the nearest whole number but no less than 1.

7. 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 26th day of June, 2023.

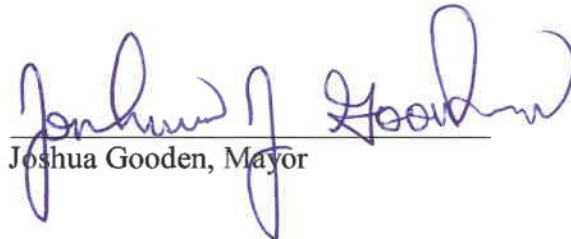


Joshua Gooden, Mayor



Denise Monger, Clerk of Council

Approved this 26th day of June, 2023.



Joshua Gooden, Mayor