

TOWN OF FREDERICA, DELAWARE LAND DEVELOPMENT ORDINANCE

Approved by the Frederica Town Council

May 2005

Amendments Table	
<i>Date Adopted</i>	<i>Amendment</i>
	Text Amendment 1, Tables 7-1 and 8-1
03-19-08	Text Amendment 2, Added R-5 TND Zoning District
10-05-11	Text and Map Amendment 3, Added TC Town Center District, Miscellaneous

Prepared by

Town of Frederica
Zoning Commission

State of Delaware
Office of State Planning Coordination

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Article 1. General Provisions

Section 1-1. Title

This ordinance shall be known as the Land Development Ordinance of the Town of Frederica, Delaware.

Section 1-2. Authority

This Land Development Ordinance has been made in accordance with the grant of power in Title 22, Section 301 of the *Delaware Code*.

Section 1-3. Purposes

- A. To guide the future growth and development of the Town of Frederica in accordance with the comprehensive plan.
- B. To promote the health, safety, and general welfare of the community.
- C. To lessen congestion in the streets.
- D. To secure safety from fire, panic and other dangers.
- E. To provide adequate light and air.
- F. To prevent the overcrowding of land, to avoid undue concentration of population.
- G. To facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements.
- H. To conserve the value of land and buildings.
- I. To encourage the most appropriate uses of land.

Section 1-4. Applicability

This Ordinance applies to all land within the incorporated boundaries of the Town of Frederica.

Section 1-5. Components

- A. This Ordinance consists of the regulations written herein and an official map depicting zoning districts in the Town of Frederica.
- B. The tables contained herein are part of this Ordinance.
- C. The drawings and graphics herein are part of this Ordinance unless otherwise indicated.

Section 1-6. Compliance Required

- A. No tract, parcel, lot, or property shall be divided, partitioned, or combined, whether by metes and bounds, subdivision, or land development, unless done in conformance with the provisions of this Ordinance. This provision also applies to land offered for sale or lease.
- B. No building or land shall be used unless it is done in conformance with the provisions of this Ordinance.
- C. No building or part of a building shall be demolished, demolished by neglect, erected, reconstructed, converted, enlarged, moved, or structurally altered unless it is done in conformance with the provisions of this Ordinance.
- D. Yards and Open Space
 - 1. No structure shall be located, no existing structure shall be altered, enlarged, moved or rebuilt, and no open space surrounding any structure shall be encroached upon or reduced in any manner that does not conform with the yard, lot, area, and building location regulations designated for the zoning district in which such building or open space is located unless otherwise permitted.
 - 2. A yard or other open space associated with a building on one lot shall not be considered as a required yard or open space for a building on any other lot.
 - 3. All required yards and courts shall be open and unobstructed to the sky unless otherwise permitted.
 - 4. All yards shall be maintained in good condition and, when required, landscaped.

E. Height of Buildings and Structures

1. General. No building shall be erected, reconstructed, or structurally altered to exceed the height limits designated for the zone in which such building is located, except as otherwise permitted.
2. Sloping Lot. On any sloping lot, stories in addition to the number permitted in the zone in which such lot is situated shall be permitted on the downhill side of any building erected on such lot, but the building height limit shall not otherwise be increased above the maximum permitted height for the zoning district.

Section 1-7. Ordinance Provisions are Minimum Requirements

The provisions of this Ordinance shall be the minimum requirements for the promotion of the public health, safety, morals, convenience, order, comfort, prosperity, or general welfare.

Section 1-8. References to the Delaware Code

References to any part of the *Delaware Code* apply to the *Code* as existing when this Ordinance is adopted, or as amended subsequently.

Section 1-9. Interpretation of Language

- A. Certain words in the singular number shall include the plural number, and certain words in the plural number shall include the singular number, unless the obvious construction of the wording indicates otherwise.
- B. Words in the present tense shall include the past and future tenses, and words in the future tense shall include the present tense
- C. The word “shall” is mandatory. The word “may” is permissive.
- D. The meaning of the word “used” shall include “designed” or “intended or arranged to be used.”
- E. The meaning of the word “erected” shall include “constructed,” “reconstructed,” “altered,” “placed,” or “moved.”
- F. The meaning of the terms “land use” and “use of land” shall include “building use” and “use of building.”
- G. The meaning of the word “adjacent” shall include “abutting” and “adjoining.”

Section 1-10. Pre-existing Permits and Lots

A. Building Permits

1. Construction may be commenced and / or completed in accordance with any validly issued and unexpired building permit issued prior to the effective date of this ordinance.
2. Construction is begun when excavation and the piers or footings of at least 1 or more buildings covered by the permit have been completed.

B. Lots

1. Any lot, which was legally recorded prior to the effective date of this Ordinance, shall be considered a legal lot even if it does not meet the minimum lot size or area requirements embodied in this ordinance.
2. This provision applies to all zones.

Section 1-11. Conflict with Other Regulations

Where this Ordinance imposes a standard that differs from a standard imposed by other statutes, resolutions, ordinances, rules, regulations, easements, covenants, or agreements, the stricter standard shall govern.

Section 1-12. Prior Agreements

It is not intended that this Ordinance invalidate or annul any easements, covenants, or other private written agreements between parties.

Section 1-13. Severability

Should a court decide that any section or provision of this ordinance is unconstitutional or invalid, such decision shall not affect the validity of this Ordinance as a whole or any part other than the part judged unconstitutional or invalid.

Section 1-14. Review Fees

The municipal governing body may adopt a fee schedule for review of all actions covered by this ordinance.

- A. The fee structure may be designed to allow the town to recover the cost of consultant services directly associated with the review of each application.
- B. The Municipality must be in receipt of full payment of all application and review fees at time of application. Applications received without full payment of fees are considered incomplete, and will not be scheduled for any reviews or hearings as permitted and defined by this ordinance.
- C. No building or construction permits will be issued to any applicant with outstanding fees, bills, taxes, or fines due to the Town. Any outstanding fees, bills, taxes or fines must be paid in full prior to the issuance of any permit.
- D. If an application is deemed unnecessary, the application and review fees will be returned to the applicant.

Article 2. Definitions

Accessory Use. See *Use, Accessory*.

Acre. A measurement of land area equivalent to approximately 43,560 square feet.

Average Daily Traffic (ADT). The total volume of traffic during a given time period in whole days greater than one day and less than one year, divided by the number of days in that time period.

Adjacent. Physically touching or bordering upon; sharing a common boundary, but not overlapping.

Administrator. Person authorized to administer and enforce this Ordinance. See Article 3, Section 3-4.

Alley. A service roadway providing a secondary means of public access to abutting property and not intended for general traffic circulation.

Alteration, Structural. Any change in either the supporting member of a building, such as bearing walls, columns, beams, and girders, or in the dimensions or configurations of the roof or exterior walls.

Applicant. Any individual submitting a plan for development under the provisions of this ordinance.

Articulation. A change in depth of the vertical building plane or a change in building material.

Awning Sign. A sign painted on or applied to a structure made of cloth, canvas, or similar material which is affixed to and projects from a building.

Basement. A space partly underground and having at least half of its height underground.

Bed & Breakfast. A lodging place with no more than 4 guest rooms, or suites of rooms, available for temporary occupancy, whose owner resides at the facility, and where meals are available only to guests at the facility.

Block. A unit of land bounded by streets or by a combination of streets and public land, railroad rights-of-way, waterways, or any other barrier to the continuity of development.

Board. Board of Adjustment for the Town of Frederica. See Article 3, Section 3-3.

Boulevard. A street designed to carry heavy volumes of traffic from Collector Roads to Local Roads. This road serves access to over 300 dwelling units (over 3001 ADT).

Buildable Area. The area of a lot remaining after the minimum yard and open space requirements of this Ordinance have been met.

Building. Any structure having a roof supported by columns or walls intended for the shelter, housing, or enclosure of any individual, animal, process equipment, goods, or materials of any kind.

Building, Accessory. A subordinate structure on the same lot as a main building in which is conducted a use that is clearly incidental and subordinate to the lot's principal use.

Building, Main or Principal. A building in which is located the principal use of the lot on which it is located.

Building Code. The International Building Code (IBC).

Building Height. The vertical distance from finished grade to the top of the highest roof beams on a flat or shed roof, the deck level on a mansard roof, and the average distance between the eaves and the ridge level for gable, hip, and gambrel roofs.

Building Line. A line parallel to the street line touching that part of a building closest to the street.

Building permit authority. The Kent County Division of Inspections and Enforcement.

Build-to Line. A line extending through the lot, which is generally parallel to the front property line and marks the location from which the vertical plane of the front building elevation must be erected; intended to create an even building façade line along a street. The build-to-line is established on the record plan.

Bulk Regulations. See *Dimensional and Density Standards*.

Caliper Dimension. The outside diameter measurement of the trunk of a tree measured at a vertical distance of three (3) feet above grade.

Cellar. See *Basement*.

Certified Comprehensive Plan. A document prepared, adopted, and certified according to the provisions of Title 22, Chapter 7 and Title 29, Chapter 92 of the *Delaware Code*.

Chamfered Corner. Two wall planes intersecting with a diagonal cutoff such as a beveled edge.

Club. A group of people, organized for a social, educational, or recreational purpose, operating primarily neither for profit nor to render services customarily carried on by commercial businesses.

Collector. A street designed to carry moderate volumes of traffic from local residential streets to Local Roads or Commercial / Mixed Use Area Boulevard or from Local Road to Local Road. A residential collector street shall be used for streets serving access to 50-300 dwelling units (501 to 3000 ADT).

Commercial / Mixed Use Area Boulevard. A street designed to carry heavy volumes of traffic from Collector Roads to Local Roads. This road serves access to over 300 dwelling units (over 3001 ADT).

Concept Plan. An informal sketch or drawing of a site or subdivision plan of sufficient accuracy to be used for discussion only, and utilizing Table 4.3, *Deadlines & Duration of Concept Plan, Preliminary Plan, Major Subdivision and Major Site Plan* and Table 4.4, *Information Required for Concept Plan, Preliminary Plan, Major Subdivision and Major Site Plan* as a guide for the information to be included.

Conditions of Approval. Conditions, placed on the final approval of an applicant's plan, that are both consistent with the Guidelines for Development Review and do not allow for the denial of a plan that is consistent with the objectives of the Guidelines for Development Review and appropriate uses and intensities of use set forth in this Ordinance.

Cornice. The projection at the top of a wall or the top course or molding of a wall when it serves as a crowning member.

Commission. The Town of Frederica Planning Commission. See Article 3, Section 3-1.

Community Center. A building used for recreational, social, educational, and cultural activities, open to the public or a designated part of the public, usually owned and operated by a public or nonprofit group or agency.

Consolidation. Removal of lot lines between parcels. See also *Subdivision*.

Convenience Store. Any retail establishment offering for sale prepackaged food products, household items, newspapers, and prepared foods usually for off-site consumption.

County. Kent County, Delaware.

Day Care Center. An establishment providing for the care, supervision, and protection of persons away from their homes.

Day Care, Child.

Child Day Care Center. A place that provides care, protection, supervision and guidance for 13 or more children, including preschool children who are related to the operator. Service is provided on a regular basis for periods of less than 24 hours per day, unattended by parent or guardian, and for

compensation and are licensed by the State of Delaware Department of Services for Children, Youth and Their Families. A business license from the Town is also required.

Family Child Care Home. A private home in which child care is provided for 1 to 9 children at any one time who are not relatives of the caregiver. A business license from the Town is also required.

Large Family Child Care Home. A place that provides care, education, protection, supervision and guidance for 10 to 12 children, including preschool children who are related to the owner and/or caregivers, not including care provided exclusively for relatives. Service is provided on a regular basis, for part of the 24-hour day, unattended by parent or guardian, and for compensation. A business license from the Town is also required.

Development.

- (a) The division of a parcel of land into 2 or more parcels,
- (b) The construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure,
- (c) Any mining excavation, landfill, or land disturbance,
- (d) Any use or extension of the use of land.

Development Plan. A plan for the development of one or more lots, parcels, tracts, or properties on which is shown the existing and proposed conditions, including, but not limited to, topography, vegetation, drainage, floodplains, wetlands, waterways, landscaping and open spaces, walkways, exits and entrances, circulation, utility services, lot lines, easements, structures and buildings, signs, lighting, parking, screening, surrounding development, and any other information that may be reasonably required so that the Municipality can make an informed decision; often called site plan.

Dimensional and Density Standards. Standards and controls that establish the maximum size of buildings and structures on a lot and the buildable area within which a building can be located, including coverage, setbacks, height, floor area ratio, and yard requirements; also called bulk regulations.

Distribution Center. An establishment that distributes and stores goods, products, cargo, and materials, including transshipment by boat, rail, air, or motor vehicle.

District. See *Zoning District*.

Dog Kennel. See *Kennel*.

Drive-In Use. An establishment that by design, physical facilities, service, or packaging procedures encourages or permits customers to receive services, obtain goods, or be entertained while remaining in their motor vehicles.

Dwelling. A building, or portion thereof, used as a place of residence, containing sleeping, cooking, and sanitary facilities, excluding commercial lodging facilities.

Dwelling, Attached. A single-family dwelling unit that is attached to or shares a common vertical wall with 1 or more single-family dwelling units.

Dwelling, Manufactured Home. A dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at a building site on a permanent chassis; but which is not constructed with a permanent hitch or other device allowing transport of the unit other than for the purpose of delivery to a permanent site, and which does not have wheels or axles permanently attached to its body or frame. A manufactured home bears a label certifying that it was built in accordance with Federal Manufactured Home Construction and Safety Standards which became effective on June 15, 1976.

Dwelling, Mobile Home. A transportable dwelling unit fabricated in an off-site manufacturing facility, designed to be a permanent residence, and built prior to June 15, 1976 on which date the Federal Home Construction and Safety Standards became effective. A mobile home is not a manufactured home unless it has been converted to real property and is taxed as a site-built dwelling.

Dwelling, Modular. A dwelling unit fabricated in an off-site manufacturing facility in accordance with the County Building Code, transported to the building site for final assembly on a site-built permanent foundation, is not designed to be moved once so erected or installed, and which is not constructed or equipped with a permanent hitch, and which does not have permanently attached to its body or frame any wheels or axles. Modular homes also include, but are not limited to, panelized, pre-fabricated, and kit homes.

Dwelling, Multi-Family. A building containing 2 or more dwelling units, including units that are located one over the other.

Dwelling, Multi-Family Converted. A structure converted from a single family dwelling unit into a multifamily dwelling unit.

Dwelling, Single-Family Detached. A building containing 1 dwelling unit that is not attached to any other dwelling unit by any means and is surrounded by open space or yards.

Dwelling, Duplex. One of two dwelling units, located on adjoining lots, attached to the other by an unpierced wall extending from ground to roof.

Dwelling, Townhouse. A single-family dwelling unit in a row of at least 3 such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical, common, fire-resistant walls extending from ground to roof.

Dwelling Unit. One or more rooms, designed, occupied, or intended for occupancy as a separate living quarter, with cooking, sleeping, and sanitary facilities provided within for the exclusive use of a single family maintaining a household.

Easement. Authorization by a property owner for another to use the owner's property for a specified purpose.

Educational Institution. Any school, educational institution or training institution, however designated, which offers a program of college, professional, preparatory, high school, junior high school, middle school, elementary school, kindergarten, or nursery school jurisdiction, or any combination thereof, or any other program of trade, technical or artistic instruction.

Evergreen. Flora that maintains green foliage year round.

Façade. The exterior walls of a building facing a frontage line.

Family. A group of individuals not necessarily related by blood, marriage, adoption, or guardianship living together in a dwelling unit as a single housekeeping unit under a common housekeeping management plan based on an intentionally structured relationship providing organization and stability.

Floodplain. When used in this ordinance, the term "floodplain" refers to the area impacted by the 100 year flood as depicted on the most recent Flood Insurance Rate Maps (FIRMs) developed by the Federal Emergency Management Agency (FEMA) or a more accurate topographic survey of a parcel or group of parcels which specifically identify the area impacted by the 100 year flood using the FEMA determined flood elevation.

Floor Area.

Floor Area, Gross. The sum of the gross horizontal areas of the several floors of a building or structure from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but excluding any space where the floor-to-ceiling height is less than 7 feet.

Floor Area, Net. The total of all floor areas of a building, excluding stairwells and elevator shafts, equipment rooms, interior vehicular parking or loading; and all floors below the first or ground floor, except when used or intended to be used for human habitation or service to the public.

Floor Area Ratio (FAR). The gross floor area of all buildings or structures on a lot, divided by the total lot area.

Free Standing Sign. A sign that is not attached to a building and is permanently attached to the ground by one or more supports. Free standing signs may be mounted directly to a base made of masonry or other materials.

Frontage. That side of a lot abutting on a street; the front lot line.

Garage. A deck, building, structure, or part thereof, used for the parking and storage of vehicles.

Greenhouse, Commercial. A structure in which plants, vegetables, flowers, and similar materials are grown for sale.

Home Occupation. See “Home Based Businesses” in Article 7, Use Regulations.

Hospital. A place devoted primarily to the maintenance and operation of facilities for the diagnosis, treatment, or care for not less than 24 hours in any week of 4 or more non-related individuals suffering from illness, disease, injury, or deformity; or a place devoted primarily to providing for not less than 24 hours in any week of obstetrical or other medical or nursing care for 2 or more non-related individuals requiring a license issued under *DE Code*, Title 16, Chapter 10, Sec. 1003; but does not include sanatoriums, rest homes, nursing homes or boarding homes.

Kennel. A commercial establishment in which dogs or domestic animals are housed, groomed, bred, boarded, trained, or sold, all for a fee or compensation.

Liner Building. A building specifically designed to mask a parking lot or a parking garage from a frontage.

Local Residential Street. A street designed to low volumes of traffic and provides primary access to individual residential properties in residential neighborhood areas. A local residential street shall be used for streets serving access to less than 50 dwelling units (500 ADT or less).

Local Road. A State Maintained Road identified on DelDOT’s Functional Classification Map.

Lot. A designated parcel, tract, or area of land established either by plat, subdivision, or considered as a unit of property by virtue of a metes and bounds description, to be separately owned, used, developed, or built upon. See also *Yard*.

Lot, Corner. A lot or parcel of land abutting upon 2 or more streets at their intersection or upon 2 parts of the same street forming an interior angle of less than 135 degrees.

Lot, Depth. The average distance measured from the front lot line to the rear lot line.

Lot, Double Frontage. A lot, other than a corner lot, that has frontage on 2 streets

Lot, Interior. A lot other than a corner lot

Lot, Legal. A lot which was created and legally recorded prior to the adoption of this ordinance, or any lot subdivided and legally recorded in full compliance with these regulations subsequent to the adoption of this ordinance.

Lot Line. A line of record bounding a lot that divides one lot from another lot or from a public street or any other public space.

Lot Line, Front. The lot line separating a lot from a street right-of-way.

Lot Line, Rear. The line opposite and most distant from the front lot line.

Lot Line, Side. Any lot line other than a front or rear lot line.

Lot of Record. A lot that exists either by virtue of a metes and bounds description or by depiction on a plat or deed recorded in the Office of the County Recorder of Deeds.

Lot, Width. The horizontal distance between the side lines of a lot measured at right angles to its depth along a straight line parallel to the front lot line at the minimum required building front setback line, i.e., the buildable width of a lot.

Lot Consolidation. The combining of multiple lots under same ownership into one lot.

Lot Line Adjustment. The relocation of a lot line to make an adjustment to the lot configuration and area.

Major Recreational Equipment. Major Recreational Equipment includes boats, boat trailers, travel trailers, pick-up campers or coaches designed to be mounted on motor vehicles, recreational vehicles (RVs), motorized dwellings, tent trailers, personal watercraft, snow mobiles, and similar equipment as well as cases or boxes used for transporting major recreational equipment regardless or whether the equipment is inside of the boxes.

Major Subdivision Plan. A plan for the division of any parcel or parcels of land into more than 5 parcels or any division of any parcel or parcels of land that requires the construction or extension of public utilities or streets.

Manufactured Housing. See *Dwelling, Manufactured Home*.

Manufacturing. Establishments engaged in the mechanical or chemical transformation of materials or substances into new products, including the assembling of component parts, the creation of products, and the blending of materials, such as lubricating oils, plastics, resins, or liquors.

(a) Manufacturing includes all mechanical or chemical transformations regardless of whether the new product is finished or semi-finished as a raw material for further processing.

(b) The processing of farm products grown on a farm is not manufacturing, but rather, an accessory use to farming operations.

Medical Clinic. An establishment where patients are admitted for examination and treatment on an outpatient basis by one or more physicians, dentists, other medical personnel, psychologists, or social workers and where patients are not lodged overnight.

Minor Subdivision Plan. A plan for the division of any parcel or parcels of land into no more than 5 parcels, none of which require the construction or extension of public utilities or streets, containing information as set forth in Table 4.1, *Information required for Single-Family Development, Minor Subdivision, and Minor Site Plan*.

Mixed Density. Development that contains a mix of housing types and a variety of development forms such as size and height, as regulated under the provisions of this ordinance.

Mixed Use. A single building containing more than one type of land use or a single development of more than one building and use, where the different types of land uses are in close proximity, planned as a unified complementary whole, and functionally integrated to the use of shared vehicular and pedestrian access and parking areas, as regulated under the provisions of this ordinance

Mobile Home. See *Dwelling, Mobile Home*.

Modular Home. See *Dwelling, Modular*.

Motor Vehicle Filling Station. Building, land, or premises used for the retail dispensing or sales of vehicular fuels; servicing and repair of motor vehicles; may include, as accessory uses, the sale and installation of lubricants, tires, batteries, and similar vehicle accessories.

Motor Vehicle Sales, Repair, Service, and Storage. Any site used or occupied for the storing of motor vehicles to be offered for sales, rental, or general maintenance repair and service.

Municipal Governing Body. The Town Council for the Town of Frederica, Delaware.

Municipality. The Town of Frederica, Delaware.

Nonconformities. Uses, structures, lots, or signs that were lawful prior to the adoption, revision, or amendment of this Ordinance, but as a result of the adoption, revision, or amendment of this Ordinance no longer comply with the current provisions of this Ordinance. See Article 5, Nonconforming Situations.

Nursing & Similar Care Facilities. A facility that offers any of the following types of care or services and including, but not limited to, facilities regulated by the State Department of Health and Social Services:

Assisted Living Facility. Residences for the elderly that provide rooms, meals, personal care, and supervision of self-administered medication and may provide other services such as recreational activities, financial services, and transportation.

Extended Care Facility. A long-term facility or distinct part of a facility licensed or approved as a nursing home, infirmary unit of a home for the aged, or a governmental medical institution.

Intermediate Care Facility. A facility that provides, on a regular basis, personal care, including dressing and eating and health-related care and services, to individuals who require such assistance but who do not require the degree of care and treatment that a hospital or skilled nursing facility provides.

Long-Term Care Facility. An institution or a distinct part of an institution that is licensed or approved to provide health care under medical supervision for 24 or more consecutive hours to two or more patients who are not related to the governing authority or its member by marriage, blood, or adoption.

Other. Including family care homes, group homes, intermediate care facilities for persons with mental retardation, neighborhood group homes, family care homes, and rest residential facilities.

Off-Street Parking Space. An off-street parking space is a permanently-reserved, temporary storage area for one motor vehicle that is not located on, but is directly accessible to a dedicated street right-of-way which affords ingress and egress for a motor vehicle without requiring another motor vehicle to be moved.

Office. A room or group of rooms used for conducting the affairs of a business, profession, service, industry, or government and generally furnished with desks, tables, files, and communications equipment.

On-Street Parking Space. An on street parking space is a temporary parking space for one motor vehicle that is located within the street right-of way.

Open Space, Active. Land set aside as a part of a development project that is intended and designed to be used for active recreational activities. Active open space must be free of wetlands or other site constraints that would restrict the use and enjoyment of the open space by the community. Active open space is often improved with playground equipment, playing fields, walkways and the like.

Open Space, Passive. Land set aside as part of a development project that is intended to be left in its natural state, and enjoyed for its aesthetic and ecological values. Any public use of the passive open space should be consistent with the preservation of ecological functions of the open space.

Parapet. The portion of a wall which extends above the roofline.

Parking Lot. An off-street, surfaced, ground level open area, for the temporary storage of five or more motor vehicles.

Parking Structure. A parking structure is a building containing two or more stories of parking.

Permanent Sign. A permanent sign is a sign constructed in a manner and of materials that will withstand long-term display and is intended to be displayed for an indefinite period of time.

Pharmacy. A building or structure, that is intended to provide prescribed or non-prescribed medication along with other items that can be used for improving health and quality of life.

Place of Worship. A building or structure, or groups of buildings or structures, that by design and construction are primarily intended for conducting organized religious services and associated accessory uses.

Plat, Record. See Article 4, Section 4-1.

Portico. A covered walk or porch that is supported by columns or pillars; also known as colonnade.

Preliminary Plan. A plan of subdivision or land development, including all required data in Table 4.3, *Deadlines and Duration of Concept Plan, Preliminary Plan, Major Subdivision and Major Site Plan*, and Table 4.4, *Information required for Concept Plan, Preliminary Plan, Major Subdivision and Major Site Plans*, as a basis for consideration by the P&Z Commission and Town Council prior to preparation of Major Subdivision and Major Site Plans.

Premises. A lot, parcel, tract, or plot of land together with the buildings and structures on them.

Projecting Sign. A sign that is attached to the façade wall of a structure and projects out perpendicular from that wall.

Public Building. A building, owned or leased, occupied, and used by an agency or political subdivision of the federal, state, county, or municipal government.

Public Safety Facility. A building or structure used for the provision of public safety services, such as fire protection, emergency medical service, and rescue operations.

Public Utility Service. The generation, transmission, and/or distribution of electricity, gas, steam, communications, and water; the collection and treatment of sewage and solid waste; and the provision of mass transit to the public.

Public Utility Service Facility. Any use or structure associated with the provision of utility services.

Public Utility Service Lines. The system of lines, pipes, wires, or tracks that distributes, transmits, or provides a utility service. This includes equipment that is incidental and necessary to the lines and that is located on the lines.

Public Water and Sewer System. Any system, other than an individual septic tank, tile field, or individual well, that is operated by the Municipality, a governmental agency, a public utility, or a private individual or corporation approved by the Municipality and licensed by the appropriate State agency, for the collection, treatment, and disposal of wastes and the furnishing of potable water.

Record Plat. A complete subdivision or land development plan, including all required supplementary data which defines property lines, proposed streets and other improvements, and easements in accordance

with the requirements set forth in Table 4-4. information Required for Concept Plan, Preliminary Plan, Major Subdivision and Major Site Plan.

Recorder of Deeds. The Recorder of Deeds for Kent County, Delaware.

Recreation Facility. A place designed and equipped for the conduct of sports and leisure-time activities.

Recreation Facility, Commercial. A recreation facility operated as a business and open to the public for a fee.

Recreation Facility, Personal. A recreation facility provided as an accessory use on the same lot as the principal permitted use and designed to be used primarily by the occupants of the principal use and their guests.

Recreation Facility, Private. A recreation facility operated by a nonprofit organization and open only to bona fide members and guests of such nonprofit organization.

Recreation Facility, Public. A recreation facility open to the general public.

Restaurant. A restaurant includes the following:

- (a) Establishments where food and drink are prepared, served, and sold primarily for consumption within the principal building.
- (b) Establishments where food and/or beverages are sold in a form ready for consumption, where all or a significant portion of the consumption takes place or is designed to take place outside of the confines of the restaurant, and where ordering and pickup of food may take place from an automobile.

Retail food establishment. Establishments selling food or beverages for consumption off premises either immediately or with further preparation. Such establishments may include, but not be limited to, grocery store, bakery, candy store, butcher, delicatessen, convenience store, and similar establishments.

Retail Sales. Establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. Characteristics of such uses include:

- (a) Usually a business place engaged in activity to attract the general public to buy.
- (b) Buys and receives as well as sells merchandise.
- (c) May process or manufacture some of its products—a jeweler or a bakery—but processing is secondary to principal use.
- (d) Generally sells to customers for personal or household use.

Resubdivision. Any change in a map of an approved or recorded subdivision plat that affects any street layout on an area reserved for public use or any lot line or that affects any map, plan, or plat recorded prior to the adoption of any regulations controlling subdivision; includes the consolidation of parcels.

Riparian Buffer Area (RBA). A natural area reserved along a lake, pond, river, stream, waterway, or wetland area to preserve the bank, reduce sedimentation, filter nutrients out of stormwater, provide wildlife habitat, preserve existing natural corridors, and protect cultural and archeological resources. Riparian Buffer Areas should consist primarily of native, non-invasive natural vegetation.

Self-Storage Facility. A structure containing separate, individual, and private storage spaces of varying sizes leased or rented on an individual basis for varying amounts of time.

Services. Establishments primarily engaged in providing assistance, as opposed to products, to individuals, businesses, industry, government, and other enterprises, including hotels and other lodging places; personal, business, repair, and amusement services; health, legal, engineering, and other professional services; educational services; membership organizations; and other miscellaneous services.

Services, Business. Establishments primarily engaged in rendering services to business establishments on a fee or contract basis, such as advertising and mailing; building maintenance; employment services; management and consulting services; protective services; equipment rental and leasing; commercial research; development and testing; photo finishing; and personal supply services.

Services, Personal. Establishments primarily engaged in providing services involving the care of a person or his or her personal goods or apparel.

Services, Retail. Establishments providing services or entertainment, as opposed to products, to the general public for personal or household use, including hotels and motels, finance, real estate and insurance, personal service, motion pictures, amusement and recreation services, health, educational, and social services, museums, and galleries.

Services, Social. Establishments providing assistance and aid to those persons requiring counseling for psychological problems, employment, learning disabilities, and physical disabilities.

Setback Line. The line that is the required minimum distance from any lot line and that establishes the area within which the principal structure must be placed. See also *Yard*.

Sign. See Article 13, Signs.

Single-Family Development Plan. A plan for the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of either a Single-Family Detached Dwelling on a legal lot or an accessory building to an existing Single-Family Detached Dwelling on a legal lot, containing information as set forth in Table 4.1, *Information required for Single-Family Development, Minor Subdivision, and Minor Site Plan*.

Site Plan. A plan for the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure except for a single-family detached dwelling or an accessory building on a lot with a single-family detached dwelling, containing information as set forth in Table 4.1, *Information required for Single-Family Development, Minor Subdivision, and Minor Site Plan*, or Table 4.4, *Information required for Concept Plan, Preliminary Plan, Major Subdivision, and Major Site Plan*. A major site plan is any construction of a new structure larger than 50,000 SF.

State. The State of Delaware.

Story. That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between such floor and the ceiling next above it. A basement shall be counted as a story for the purpose of height measurement if its ceiling is over 5 feet above the level from which the height of the building is measured or if it is used for business purposes other than storage.

Story, Half. A partial story under a gable, hip, or gambrel floor, the wallplates of which on at least 2 opposite sides are not more than 2 feet above the floor of each story.

Stream. A channel that carries flowing surface water, including perennial streams and intermittent streams with defined channels and/or beds and banks. A perennial stream is one which flows continuously. An intermittent (or seasonal) stream is one which flows only at certain times of the year when it receives water from springs or surface runoff.

Street. Any vehicular way that: (1) is an existing State, County or Municipal roadway; (2) is shown upon an approved plat; (3) is approved by other official action; or (4) is shown on a plat duly filed and recorded in the Office of the Recorder of Deeds prior to the appointment of the Planning Commission and the grant of power to review plats. A street includes the land between the right-of-way lines, whether improved or unimproved.

Street, Access. A street designed to provide vehicular access to abutting property and to discourage thru traffic.

Street, Alley. A service roadway providing a secondary means of public access to abutting property and not intended for general traffic circulation.

Street, Centerline of. The center line of any street shown on any official Municipal, County, or State records.

Street, Collector. A street that collects traffic from local residential streets and connects with Local Road, Commercial / Mixed Use Area Boulevard or Boulevard.

Street, Cul-de-Sac. A street with a single common ingress and egress with a turnaround at the end.

Street, Dead-End. A street with a single common ingress and egress.

Street Frontage. See *Frontage*.

Street Line. The line between a lot, tract, or parcel of land and an adjacent street.

Street, Private. A street that has not been dedicated to the Municipality or the State.

Street, Service. A street running parallel to a freeway or an expressway that serves abutting properties, but restricts access to the freeway or expressway.

Structure. A combination of materials to form a construction for use, occupancy, or ornamentation whether installed on, above, or below the surface of land or water.

Subdivider. Any individual, firm, partnership association, corporation, estate, trust, or any other group or combination acting as a unit that subdivides or proposes to subdivide land as defined in this Ordinance. This also includes agents of subdividers.

Subdivision. Subdivision includes the following:

- (a) The division of any tract or parcel of land into 2 or more plots, parcels, units, lots, condominiums, tracts, sites, or interests for the purpose of offer, sale, lease, development, whether immediate or future; either on an installment plan or upon any other plans, terms, or conditions; or for any other purpose;
- (b) The division or partition of land or involving the opening, widening, or extension of any streets or access easements and the extension of any electrical, sewer, water, or any other utility line;
- (c) The assemblage or consolidation, of tracts, parcels, lots or sites, resubdivision, and condominium creation or conversion.

Supermarket. A retail establishment primarily selling food and other convenience and household goods.

Surgical Center. A facility where outpatients come for simple surgical procedures and are not lodged overnight.

Swimming Pool. A water-filled enclosure, permanently constructed or portable, having a depth of more than 18 inches below the level of the surrounding land, or an above-surface pool, having depth of more than 30 inches designed, used, and maintained for swimming and bathing.

Top of Bank. A point above the mean water surface of a stream that defines the maximum depth of channel flow in the watercourse. It is either determined visually or computed as an elevation using the peak rate of runoff from a two (2) year storm event, or as determined by the Town.

Traditional Neighborhood. A compact, mixed use neighborhood where residential, commercial and civic buildings are within close proximity to each other.

Use. The purpose or activity for which land or buildings are designed, arranged, or intended or for which land or buildings are occupied or maintained.

Use, Accessory. A use of land or a building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with the principal use.

Use, Principal. The primary or predominant use of any lot or parcel.

Variance. Permission to depart from the literal requirements of this Ordinance.

Wall Sign. Any sign which is attached to or painted on any wall of any building and projects from the plane of the wall less than 12 inches.

Warehouse. A building used primarily for the storage of goods and materials.

Waterway. Any body of water, including any creek, canal, river, or any other body of water, natural or artificial, except a swimming pool or ornamental pool located on a single lot.

Wetland. Those areas of land which fall within the definition of wetlands currently used by the U.S. Army Corps of Engineers, or those adopted by the State of Delaware in accordance with the Army Corps of Engineers; or areas that are defined and delineated in accordance with the "Federal Manual for Identifying and Delineating Jurisdictional Wetlands" dated January 10, 1989, and as amended.

Wholesale Trade. Establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, or professional business users; to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies.

Yard. An open space that lies between the principal building or buildings and the nearest lot line. See also *Lot*.

Yard, Front. A space extending the full width of the lot between any building and the front lot line and measured perpendicular to the building to the closest point of the front lot line.

Yard, Rear. A space extending across the full width of the lot between the principal building and the rear lot line and measured perpendicular to the building to the closest point of the rear lot line.

Yard, Side. A space extending from the front yard to the rear yard between the principal building and the side lot line and measured perpendicular from the side lot line to the closest point of the principal building.

Zoning District. A specifically delineated area in the Municipality within which uniform regulations and requirements govern the use, placement, spacing, and size of land and buildings.

Article 3. Administrative Structure

Section 3-1. Planning Commission

A. Created; Name

A Planning Commission is hereby created. This Commission shall be known as the Town of Frederica Planning Commission.

B. Organization

1. **Members.** The Planning Commission shall consist of 5 voting members.

2. **Term of Office**

a. Each member shall serve a 2-year term or until a successor takes office.

b. The terms shall be staggered so that generally only 1 member is appointed or re-appointed every 2 years.

3. **Appointments**

a. The Mayor shall appoint and the Municipal Governing Body shall confirm members of the Planning Commission by majority vote.

4. **Chairperson and Secretary.** Members shall elect a chairperson and a secretary from among themselves.

5. **Vacancies**

a. A vacancy occurring prior to the expiration of a term shall be filled in the same manner as a member appointed to a full term.

b. The person appointed to complete an unexpired term shall have the same qualifications as members appointed to full terms.

6. **Removal.** The Municipal Governing Body may remove a member for cause after a hearing and by majority vote.

C. Powers and Duties

1. The powers and duties of the Commission shall be as set forth in Title 22, Chapter 7 of the *Delaware Code*, as amended from time to time.

2. Review land use proposals and make recommendations to the Municipal Governing Body.

Section 3-2. Board of Adjustment

A. Created; Name

A Board of Adjustment is hereby created. This Board shall be known as the Town of Frederica Board of Adjustment

B. Members

The Board shall consist of a number of members with terms of office and qualifications as set forth in Title 22, Section 326 of the *Delaware Code*.

C. Powers and Duties

The Board's powers and duties shall be those set forth in Title 22, Section 326 of the *Delaware Code*.

D. Meetings & Hearings

The Board shall conduct meetings and hearings in accordance with Title 22, Section 323 of the *Delaware Code*.

Section 3-3. Administrator

A. Qualifications

An Administrator possessing the following qualifications shall be appointed by the Municipal Governing Body to administer the ordinance:

1. Sufficient training and work experience equivalent to that of a professional planner.

2. The administrator must be a member of the American Institute of Certified Planners (AICP), or be working under the direct supervision of a planner who is a member of the American Institute of Certified Planners.
 3. Familiarity with the administration and interpretation of zoning and subdivision ordinances.
- B. Powers and Duties
1. The Administrator is responsible for the interpretation of and securing compliance with the provisions of this Ordinance.
 2. The Administrator shall be responsible for professional technical review of land development activities regulated by this ordinance, and shall provide commentary and recommendations to the Planning Commission and Municipal Governing Body prior to their consideration of all applications.
 3. The Administrator shall perform other activities that the Municipal Governing Body deems appropriate.

Section 3-4. Municipal Governing Body

- A. Administrative Responsibilities
1. Appointment of an Administrator for this Ordinance.
 2. Establishing fees and charges.
 3. Reviewing and approving all land development activities regulated by this ordinance after considering recommendations of the planning commission.
- B. Legislative Responsibilities
1. Adoption of, amendments to, updates of, revisions to, and implementation of a comprehensive plan in accordance with Title 22, Section 702 of the *Delaware Code*.
 2. Taking action on changes to the text and map of this Ordinance in accordance with Title 22, Sections 301-310 and 702 of the *Delaware Code*.

Article 4. Administrative Procedures

Section 4-1. General Provisions

A. Definitions

Building permit authority. The Kent County Division of Inspections and Enforcement.

Certified Comprehensive Plan. A document prepared, adopted, and certified according to the provisions of Title 22, Chapter 7 and Title 29, Chapter 92, *Delaware Code*.

Concept Plan. An informal sketch or drawing of a site or subdivision plan of sufficient accuracy to be used for discussion only, and utilizing Table 4.3 and Table 4.4 as a guide for the information to be included.

Conditions of approval. Conditions, placed on the final approval of an applicant's plan, that are both consistent with the Guidelines for Development Review and do not allow for the denial of a plan that is consistent with the objectives of the Guidelines for Development Review and appropriate uses and intensities of use set forth in this Ordinance.

Record Plat. A map depicting the layout of a major subdivision, containing information as set forth in Table 4.3, *Deadlines & Duration of Major Subdivision Plan Approvals*, and Table 4.4, *Information Required for a Concept Plan, Preliminary Plan, Major Subdivision or Major Site Plan* and submitted for final approval.

Major Subdivision Plan. A plan for the division of any parcel or parcels of land into more than 5 parcels or any division of any parcel or parcels of land that requires the construction or extension of public utilities or streets.

Minor Subdivision Plan. A plan for the division of any parcel or parcels of land into no more than 5 parcels, none of which require the construction or extension of public utilities or streets, containing information as set forth in Table 4.1, *Information required for Single-Family Development, Minor Subdivision, and Minor Site Plan*.

Single-Family Development Plan. A plan for the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of either a Single-Family Detached Dwelling on a legal lot or an accessory building to an existing Single-Family Detached Dwelling on a legal lot, containing information as set forth in Table 4.1, *Information required for Single-Family Development, Minor Subdivision, and Minor Site Plan*.

Preliminary Plan. A plan of subdivision or land development, including all required data in Table 4.3, *Deadlines and Duration of Concept Plan, Preliminary Plan, Major Subdivision and Major Site Plan Review*, and Table 4.4, *Information required for Concept Plan, Preliminary Plan, Major Subdivision and Major Site Plans*, as a basis for consideration by the P&Z Commission and Town Council prior to preparation of Major Subdivision and Major Site Plans.

Site Plan. A plan for the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure except for a single-family detached dwelling or an accessory building on a lot with a single-family detached dwelling, containing information as set forth in Table 4.1, *Information required for Single-Family Development, Minor Subdivision, and Minor Site Plan Review* or Table 4.4, *Information Required for a Concept Plan, Preliminary Plan, Major Subdivision and Major Site Plan*. A major site plan is any construction of a new structure larger than 50,000 SF.

B. General Procedures

1. Duties of the Administrator

- a. The Administrator shall establish procedures regarding the number of plan copies necessary for submission and the format of that submission.
 - b. The Administrator shall refer the Plans to the Municipal Governing Body and Planning Commission in accordance with the schedule set forth in Table 4-2, *Deadlines & Duration for Single-Family Development, Minor Subdivision, and Minor Site Plan*, and Table 4-4, *Deadlines & Duration of Concept Plan, Preliminary Plan, Major Subdivision Plan and Major Site Plans*.
2. Issuance of Building Permits
As a prerequisite for the issuance of building permits and as proof that the Plan in question has complied with all regulations of this Ordinance, the applicant is responsible for submitting a Certificate of Zoning Compliance to the building permit authority.
3. Final Recordation of Plats
As a prerequisite for the final recordation of subdivision plats and as proof that the Plan in question has complied with all regulations of this Ordinance, the applicant is responsible for submitting a or Record Plat signed by the Mayor, or designee, to the Recorder of Deeds.
4. Consistency with Comprehensive Plan
If the Municipal Governing Body finds any development project to be inconsistent with the policies set forth in the Municipality's most recently Certified Comprehensive Plan, then the Municipal Governing Body shall provide the applicant with documentation that details the substantive reasons why the project is not in compliance with the Comprehensive Plan and informs the applicant that the project shall not be approved until such time as it is brought into compliance with the Municipality's Comprehensive Plan. From time to time, the Comprehensive Plan may be amended in accordance with Delaware State Code.
- C. Guidelines for Development Review
Parameters guiding the review and approval of an applicant's development plan by the Planning Commission Municipal Governing Body. These guidelines generally include the development plan's potential impact on the public health, safety and welfare, and the comfort and convenience of the public in general and of the residents of the immediate neighborhood in particular and, more specifically, the plan's impact on the following objectives:
 1. Maximum safety and convenience of vehicular and pedestrian traffic;
 2. Provision of adequate access to all sites for fire and police protection;
 3. Provision of adequate off-street parking;
 4. Site layouts minimizing adverse effect upon adjacent properties;
 5. Landscaping of the site in a manner in keeping with the generally prevailing character of the neighborhood;
 6. An adequate drainage system and layout.

Section 4-2. Single-Family Development Plan Approval

- A. Purpose
To ensure that Single-Family Detached Dwellings and accessory buildings to Single-Family Detached Dwellings comply with the provisions of this Ordinance prior to the issuance of building permits.
- B. When Required
 1. Prior to the issuance of building permits for Single-Family Detached Dwellings on legal lots.
 2. Prior to the issuance of building permits for accessory buildings on legal lots with existing Single Family Detached Dwellings.
- C. Required Information
See Table 4-1, *Information required for Single-Family Development, Minor Subdivision, and Minor Site Plan*.
- D. Application Review Process

1. The Single-Family Development Plan shall be presented and submitted by the applicant to the Planning Commission.
 2. The Planning Commission shall determine whether a conditional use review is necessary, and if the plan is consistent with the most recently certified comprehensive plan.
 3. If the Planning Commission finds the proposed plan to be consistent with the policies set forth in the Municipality's most recently Certified Comprehensive Plan, then the Planning Commission shall review the Single-Family Development Plan or forward the Single-Family Development Plan to the Administrator at its discretion.
 4. The Administrator or Planning Commission shall review the Single-Family Development Plan for compliance with the regulations of this Ordinance. If a conditional use review is found necessary, then the planning commission shall review the conditional use concurrently during the Single-Family Development Review.
 - a. If the Single-Family Development Plan is determined to be in compliance with the regulations of this ordinance then the Administrator or Planning Commission shall recommend to the Municipal Governing Body to approve the issuance of a Certificate of Zoning Compliance to the applicant. A copy of this certificate shall be forwarded to the Municipal Governing Body and the Planning Commission for their information and records.
 - b. The applicant shall be responsible for presenting the Certificate of Zoning Compliance to the building permit authority in order to obtain a building permit.
 - c. If the Single-Family Development Plan is determined to be out of compliance with the regulations of this ordinance then the Administrator or Planning Commission shall issue a letter to the applicant detailing those elements of the Single-Family Development Plan not in compliance with the regulations of this ordinance and issue a copy of said letter to the Municipal Governing Body and Planning Commission.
- E. Duration, Revocation, & Extensions
See Table 4-2, *Deadlines & Duration of Single Family Development, Minor Subdivision, and Minor Site Plan.*

Section 4-3. Concept Plan

- A. Purpose
1. To provide the opportunity for applicants and the planning commission to review conceptual drawings in advance of a formal subdivision or site plan application.
 2. To encourage creativity on the part of the applicants and the planning commission by reviewing plans early in the design process, before considerable expense on engineered drawings has been incurred by the applicants.
- B. When Required
1. The concept plan stage is required for major subdivisions and major site plans.
 2. The concept plan stage is optional but encouraged for all other types of plan review.
 3. The Concept Plan submission is the first official step of the subdivision process for major subdivisions and major site plans.
 - 4.. Concept plan review is to occur prior to the formal submission of all other types of plan review.
 - 5.. The applicant may re-submit revised plans for concept plan review as many times as desired in the spirit of working collaboratively with the planning commission on design changes and creative concepts for development.
- C. Required Information
See Table 4-4, *Information required for Concept Plan, Preliminary Plan, Major Subdivision and Major Site Plan.*

D. Application Review Process

1. The Concept Plan shall be presented and submitted by the applicant to the Planning Commission.
2. The Planning Commission shall determine whether a conditional use review is necessary, and if the plan is consistent with the most recently certified comprehensive plan.
3. If the Planning Commission finds the proposed plan to be consistent with the policies set forth in the Municipality's most recently Certified Comprehensive Plan, then the Planning Commission shall review the Concept Plan at their next regularly scheduled meeting.
4. The Planning Commission may take the following actions:
 - a. The Commission may make suggestions to the developer that will improve the project and / or bring the project more into compliance with the standards, goals, and intent of this ordinance. These suggestions shall be transmitted to the applicant in writing after the meeting.
 - b. The Commission may, by simple majority vote, endorse the concept plan and forward the plan to the Municipal Governing Body for consideration. The Municipal Governing Body must consider the concept plan at their next scheduled meeting, and may endorse the plan by simple majority vote. If a concept plan is endorsed by the Commission and the Municipal Governing Body, the formal site plan, minor or major subdivision plan must be developed in close conformity with the concept plan. An endorsed concept plan may not be construed to absolve any applicant or particular land development project from otherwise complying with any and all provisions of this ordinance. The next step will be to submit a formal application.
 - c. Optional Concept Plan Submission. The Commission may choose not to make a recommendation or an endorsement of a concept Plan. In this case, the applicant does not have standing to present the concept plan to the Municipal Governing Body. The next step will be to submit a formal application.
 - d. Mandatory Concept Plan Submission. The Commission upon receipt of testimony from the Applicant, Public and Town Administrator may choose not to recommend or endorse the concept plan. In this case, the Commission shall submit to the Applicant in writing the reasons for not endorsing the plan, so the applicant can make the necessary changes to gain favorable recommendation / endorsement of the concept plan. If the concept plan has not been recommended or endorsed by the Planning Commission after two (2) additional reviews, the Applicant, may either continue to work with the Commission or present the concept plan to the Municipal Governing Body. In either case, the Commission shall, as part of the Municipal Governing Body Public Hearing, provide a findings of fact for recommendation or denial of the concept plan in addition to testimony from the Applicant, Public and Town Administrator. The Municipal Governing Body may either approve or deny the concept plan. If the concept plan is approved by the Municipal Governing Body the preliminary plan must be developed in close conformity with the concept plan. An approved concept plan may not be construed to absolve any applicant or particular land development project from otherwise complying with any and all provisions of this Ordinance.
 - e. The Commission may choose to forward the concept plan to the administrator for review and informal comment. The administrator's comments are to be considered by the Planning Commission when the concept plan is reviewed.

E. Duration, Revocation, & Extensions

See Table 4-3, *Deadlines & Duration of Concept Plan, Preliminary Plan, Major Subdivision and Major Site Plan.*

Section 4-4. Preliminary Plan Approval**A. Purposes**

1. To guide the growth and development of the Municipality in accordance with the comprehensive plan.
2. To establish design standards and procedures for reviewing site plans.
3. To encourage an orderly layout of land uses.
4. To ensure that public facilities are available and of sufficient capacity to serve proposed developments.
5. To minimize and manage the impact of development on air, water, and other natural resources.

B. When Required

1. Prior to the submittal of major site plans or major subdivision plans.

C. Required Information

See Table 4-4, *Information Required for Concept Plan, Preliminary Plan, Major Subdivision and Major Site Plan* for information on Major Subdivisions.

D. Application Review Process

1. The Preliminary Plan shall be presented and submitted by the applicant to the Planning Commission.
2. The Planning Commission shall determine whether a conditional use review is necessary, and if the plan is consistent with the most recently certified plan.
3. State Planning Review. No plan shall be reviewed unless it complies with Title 29, Chapter 92 of the *Delaware Code*.
4. Referrals to other agencies.
 - a. The Planning Commission may request review and comments on a plan from the Municipal Engineer, pertinent State Departments such as Natural Resources and Environmental Control, Education, Transportation, County departments and agencies particularly private infrastructure providers, adjacent municipalities, and any other appropriate agency or person.
 - b. Before taking action on a plan, the Planning Commission shall allow sufficient time for departments and agencies to respond.
5. The Planning Commission shall forward the Preliminary Plan to the Administrator.
6. The Administrator shall review the plan and issue comments of a professional and technical nature to the Municipal Governing Body that, at a minimum, address the plan's compliance with all regulations of this Ordinance and the relevant Guidelines for Development Review
7. The Planning Commission shall review the plan and the administrator comments in accordance with the Guidelines for Development Review found in Section 4-1, C of this Ordinance. If a conditional review is necessary it will be held concurrent with the review of the plan. The Planning Commission shall develop recommendations for the Municipal Governing Body.
8. The Municipal Governing Body shall review the plan, the administrator's comments, and Planning Commission recommendations in accordance with the Guidelines for Development Review found in Section 4-1, C of this Ordinance. If a conditional use review is necessary it will be held concurrent with review of the plan. The Municipal Governing Body may approve any plan that meets the provisions of this ordinance and the Guidelines for Development Review. The Municipal Governing Body may withhold, postpone, or deny approval of any plan which is not in compliance with the provisions of this ordinance and may apply conditions of approval in accordance with the Guidelines for Development Review.

9. The developer is responsible for complying with conditions of approval as a prerequisite to obtaining a Certificate of Zoning Compliance for site plans, or the signature of the Mayor or designee on a Major Subdivision Plan.
10. The Municipal Governing Body may assign responsibility for compliance with conditions of approval to the Administrator.

11. Action

The Municipal Governing Body may by a simple majority vote approve the Preliminary Plan.

- a. If a Preliminary Plan is approved, then the Municipal Governing Body shall direct the Administrator to issue the applicant an approval letter.
- b. If a Preliminary Plan is approved then the Municipal Governing Body shall direct the applicant to the process for Final Major Site Plan or Major Subdivision Plat Approval as described in Section 4-6. The approval of a Preliminary Plan shall not be construed to exempt future developments on the lots in question from review by the regulations set forth by this Ordinance as a prerequisite for the issuance of building permits.
- d. If a Preliminary Plan is not approved, the Municipal Governing Body shall issue a letter to the applicant detailing the substantive reasons for the disapproval of the applicant's plan.

E. Duration, Revocation, and Extensions

See Table 4-2, *Deadlines & Duration of Single-Family Development, Minor Subdivision, and Minor Site Plan*.

Section 4-5. Minor Subdivision and Minor Site Plan Approval

A. Purposes

1. To guide the growth and development of the Municipality in accordance with the comprehensive plan.
2. To establish design standards and procedures for reviewing site plans.
3. To encourage an orderly layout of land uses.
4. To ensure that public facilities are available and of sufficient capacity to serve proposed developments.
5. To minimize and manage the impact of development on air, water, and other natural resources.

B. When Required

1. Prior to the issuance of building permits for site plans.
2. Prior to the recordation of minor or major subdivision plats.

C. Required Information

See Table 4-1, *Information Required for Single-Family Development, Minor Subdivision, and Minor Site Plan*.

D. Application Review Process

1. The Minor Subdivision Plan or Site Plan shall be presented and submitted by the applicant to the Planning Commission.
2. The Planning Commission shall determine whether a conditional use review is necessary, and if the plan is consistent with the most recently certified plan.
3. State Planning Review. No plan shall be reviewed unless it complies with Title 29, Chapter 92 of the *Delaware Code*.
4. Referrals to other agencies.
 - a. The Planning Commission may request review and comments on a plan from the Municipal Engineer, pertinent State Departments such as Natural Resources and Environmental Control, Education, Transportation, County departments and agencies

- particularly private infrastructure providers, adjacent municipalities, and any other appropriate agency or person.
- b. Before taking action on a plan, the Planning Commission shall allow sufficient time for departments and agencies to respond.
 5. The Planning Commission shall forward the Minor Subdivision Plan or Site Plan to the Administrator.
 6. The Administrator shall review the plan and issue comments of a professional and technical nature to the Municipal Governing Body that, at a minimum, address the plan's compliance with all regulations of this Ordinance and the relevant Guidelines for Development Review
 7. The Planning Commission shall review the plan and the administrator comments in accordance with the Guidelines for Development Review found in Section 4-1, C of this Ordinance. If a conditional review is necessary it will be held concurrent with the review of the plan. The Planning Commission shall develop recommendations for the Municipal Governing Body.
 8. The Municipal Governing Body shall review the plan, the administrator's comments, and Planning Commission recommendations in accordance with the Guidelines for Development Review found in Section 4-1, C of this Ordinance. If a conditional use review is necessary it will be held concurrent with review of the plan. The Municipal Governing Body may approve any plan that meets the provisions of this ordinance and the Guidelines for Development Review. The Municipal Governing Body may withhold, postpone, or deny approval of any plan which is not in compliance with the provisions of this ordinance and may apply conditions of approval in accordance with the Guidelines for Development Review.
 9. The developer is responsible for complying with conditions of approval as a prerequisite to obtaining a Certificate of Zoning Compliance for site plans, or the signature of the Mayor or designee on a Minor Subdivision Plan.
 10. The Municipal Governing Body may assign responsibility for compliance with conditions of approval to the Administrator.
 11. Action
The Municipal Governing Body may by a simple majority vote approve the Minor Subdivision or Site Plan.
 - a. If a Minor Site Plan is approved, then the Municipal Governing Body shall direct the Administrator to issue the applicant an approval letter. It shall then be the responsibility of the applicant to finalize the plan (including any conditions of approval stipulated by the Planning Commission and / or the Municipal Governing Body). The applicant shall also obtain all necessary permits and approvals from outside agencies, including but not limited to permits and approvals from the Kent Conservation District, the Delaware Department of Transportation, and the State Fire Marshal.
 - b. The applicant shall submit the final site plan and all required permits and approvals from outside agencies to the Administrator. Upon finding that the plans, permits, and approvals are complete, the Administrator shall issue a Certificate of Zoning Compliance to the applicant. The applicant shall be responsible for presenting the Certificate of Zoning Compliance to the building permit authority in order to obtain a building permit.
 - c. If a Minor Subdivision Plan is approved then the Municipal Governing Body shall direct the applicant to the process for Plat Approval as described in Section 4-5. The approval of a Minor Subdivision Plan shall not be construed to exempt future developments on the lots in question from review by the regulations set forth by this Ordinance as a prerequisite for the issuance of building permits.

- d. If a Minor Subdivision or Minor Site Plan is not approved, the Municipal Governing Body shall issue a letter to the applicant detailing the substantive reasons for the disapproval of the applicant's plan.
- 12. Minor Subdivisions must follow the plat process as outlined in Section 4-7, Record Plat.
- E. Duration, Revocation, and Extensions
See Table 4-2, *Deadlines & Duration of Single-Family Development, Minor Subdivision, and Minor Site Plan*.

Section 4-6. Major Subdivision, and Major Site Plan Approval

- A. Purposes
 - 1. To guide the growth and development of the Municipality in accordance with the comprehensive plan.
 - 2. To establish design standards and procedures for reviewing site plans.
 - 3. To encourage an orderly layout of land uses.
 - 4. To ensure that public facilities are available and of sufficient capacity to serve proposed developments.
 - 5. To minimize and manage the impact of development on air, water, and other natural resources.
- B. When Required
 - 1. Prior to the issuance of building permits for site plans.
 - 2. Prior to the recordation of major subdivision plats.
- C. Required Information
See Table 4-4, *Information Required for Concept Plan, Preliminary Plan, Major Subdivision and Major Site Plan Review* for information on Major Subdivisions.
- D. Application Review Process
 - 1. The Major Subdivision Plan or Major Site Plan shall be presented and submitted by the applicant to the Planning Commission.
 - 2. The Planning Commission shall determine whether a conditional use review is necessary, and if the plan is consistent with the most recently certified plan.
 - 3. State Planning Review. No plan shall be reviewed unless it complies with Title 29, Chapter 92 of the *Delaware Code*.
 - 4. Referrals to other agencies.
 - a. The Planning Commission may request review and comments on a plan from the Municipal Engineer, pertinent State Departments such as Natural Resources and Environmental Control, Education, Transportation, County departments and agencies particularly private infrastructure providers, adjacent municipalities, and any other appropriate agency or person.
 - b. Before taking action on a plan, the Planning Commission shall allow sufficient time for departments and agencies to respond.
 - 5. The Planning Commission shall forward the Major Subdivision Plan or Major Site Plan to the Administrator.
 - 6. The Administrator shall review the plan and issue comments of a professional and technical nature to the Municipal Governing Body that, at a minimum, address the plan's compliance with all regulations of this Ordinance and the relevant Guidelines for Development Review
 - 7. The Planning Commission shall review the plan and the administrator comments in accordance with the Guidelines for Development Review found in Section 4-1, C of this Ordinance. If a conditional review is necessary it will be held concurrent with the review of the plan. The Planning Commission shall develop recommendations for the Municipal Governing Body.

8. The Municipal Governing Body shall review the plan, the administrator's comments, and Planning Commission recommendations in accordance with the Guidelines for Development Review found in Section 4-1, C of this Ordinance. If a conditional use review is necessary it will be held concurrent with review of the plan. The Municipal Governing Body may approve any plan that meets the provisions of this ordinance and the Guidelines for Development Review. The Municipal Governing Body may withhold, postpone, or deny approval of any plan which is not in compliance with the provisions of this ordinance and may apply conditions of approval in accordance with the Guidelines for Development Review.
9. The developer is responsible for complying with conditions of approval as a prerequisite to obtaining a Certificate of Zoning Compliance for site plans, or the signature of the Mayor or designee on a Major Subdivision Plan.
10. The Municipal Governing Body may assign responsibility for compliance with conditions of approval to the Administrator.
11. Action
The Municipal Governing Body may by a simple majority vote approve the Major Subdivision or Site Plan.
 - a. If a Site Plan or Subdivision Plan is approved, then the Municipal Governing Body shall direct the Administrator to issue the applicant an approval letter. It shall then be the responsibility of the applicant to finalize the plan (including any conditions of approval stipulated by the Planning Commission and / or the Municipal Governing Body). The applicant shall also obtain all necessary permits and approvals from outside agencies, including but not limited to permits and approvals from the Kent Conservation District, the Delaware Department of Transportation, and the State Fire Marshal.
 - b. The applicant shall submit the final site plan and all required permits and approvals from outside agencies to the Administrator. Upon finding that the plans, permits, and approvals are complete, the Administrator shall issue a Certificate of Zoning Compliance to the applicant. The applicant shall be responsible for presenting the Certificate of Zoning Compliance to the building permit authority in order to obtain a building permit.
 - c. If a Major Subdivision Plan is approved then the Municipal Governing Body shall direct the applicant to the process for Plat Approval as described in Section 4-5. The approval of a Major Subdivision Plan shall not be construed to exempt future developments on the lots in question from review by the regulations set forth by this Ordinance as a prerequisite for the issuance of building permits.
 - d. If a Major Subdivision or Site Plan is not approved, the Municipal Governing Body shall issue a letter to the applicant detailing the substantive reasons for the disapproval of the applicant's plan.
12. Major Subdivisions must follow the plat process as outlined in Section 4-7, Record Plat.
- E. Duration, Revocation, and Extensions. See Table 4-3, *Deadlines & Duration of Concept Plan, Preliminary Plan, Single-Family Development, Major Subdivision and Major Site Plan*.

Section 4-7. Record Plat

- A. Requirements
 1. The applicant shall prepare a Record Plat in accordance with Table 4-4 and submit the Record Plat to the Administrator.
 2. As a prerequisite to obtaining the Mayor's or designee's signature on a Record Plat, the applicant is responsible for complying with Conditions of Approval imposed on the applicant's Plan and for receiving Letters of No Objection and / or required permits and approvals from applicable agencies, including, but not limited to, the Delaware State Fire Marshal, Delaware Department of Transportation, and the Kent Conservation District.

3. The Administrator shall review the Record Plat for compliance with the regulations of this Ordinance.
 - a. If the Record Plat is determined to be in compliance with the regulations of this Ordinance and the applicant has obtained all required outside agency letters, permits and approvals as indicated in Section 4-57, A, 2 above, then the Administrator shall issue a letter to the Mayor addressing this compliance and the Mayor or designee shall sign the Record Plat.
 - b. If the Record Plat is determined to be out of compliance with the regulations of this Ordinance or if all required letters, permits and approvals have not been received or are not complete, then the Administrator shall issue a letter to the applicant detailing those elements of the Record Plat not in compliance with the regulations of this Ordinance.
4. Applicant shall be responsible for recording the Record Plat at the recorder of deeds. All deed restrictions, covenants, incorporation documents for homeowners associations and other legal documents related to the subdivision and / or required by the Town Solicitor shall be recorded with the Record Plat. No building permits shall be issued until the Plat is lawfully recorded.
5. Duration, Revocation, and Extensions
See Table 4-3, *Deadlines & Duration of Concept Plan, Preliminary Plan, Single-Family Development, Major Subdivision and Major Site Plan*.

Section 4-8. Conditional Uses

A. Definition & Purpose

1. Definition. A use that is appropriate in a zoning district at a particular location only when certain criteria are met.
2. Purpose. To provide an additional level of review for these uses in order to determine their appropriateness at their proposed locations.

B. Required Findings

The Planning Commission shall review and make recommendations to the Municipal Governing Body who shall determine whether each conditional use:

1. Is in harmony with the purposes and intent of the comprehensive plan;
2. Will be in harmony with the general character of its neighborhood considering density, design, bulk, and scale of proposed new structures;
3. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties;
4. Will not cause objectionable noise, vibrations, fumes, odors, dust, glare, or physical activity;
5. Will have no detrimental effect on vehicular or pedestrian traffic;
6. Will not adversely affect the health, safety, security, or general welfare of residents, visitors, or workers in the area;
7. Will not, in conjunction with existing, proposed, and potential development, overburden existing public services and facilities;
8. Complies with all other applicable standards, laws, and regulations in addition to the provisions of this Ordinance.

C. Action

1. The Municipal Governing Body shall properly notice the conditional use hearing as a public hearing.
2. If the required findings of the conditional use are satisfied, then the Municipal Governing Body may, by a simple majority, vote to approve the conditional use in question with or without reasonable conditions that address the required findings of a conditional use and/or address the health, safety, and general welfare of the community.

3. If the conditional use in question is not approved, then the Municipal Governing Body shall issue a letter to the applicant detailing the substantive reasons for the disapproval of the applicant's plan.
4. The conditional use approval shall be tied substantially to the plan presented to the Municipal Governing Body. Any change in use or alteration of the plan shall require a new conditional use hearing.

Section 4-9. Administrative Reviews and Variances

A. Variances

1. Definition

Relief from the strict application of the provisions of this Ordinance when, owing to special conditions or exceptional situations, a literal interpretation of this Ordinance will result in unnecessary hardship or exceptional practical difficulties to the owner of property.

2. The Board of Adjustment is responsible for considering requests for variances.

3. Required Findings

The Board may authorize, in specific cases, such variance from any zoning ordinance, code or regulation that will not be contrary to the public interest, where, owing to special conditions or exceptional situations, a literal interpretation of any zoning ordinances, code or regulation will result in unnecessary hardship or exceptional practical difficulties to the owner of property so that the spirit of the ordinance, code or regulation shall be observed and substantial justice done, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of any zoning ordinance, code, regulation or map.

4. Additional Standards

- a. **Use Variances Not Authorized.** These provisions governing variances shall not be construed to permit the Board of Adjustment, under the guise of a variance, to authorize a use of land not otherwise permitted in this Ordinance.
- b. **Non-Conforming Situations Not Grounds for Variance.** Non-conforming uses, lots, structures, or signs shall not be considered grounds for granting variances.

B. Administrative Review

1. Purpose

To provide a mechanism for appeals where an error is alleged in any interpretation, order, requirement, decision, or determination made by the Administrator or designee in the administration of this Ordinance.

2. Procedure

In order for the Board of Adjustment to conduct an administrative review:

- a. The Administrator must issue a written interpretation, requirement, decision, or determination. The Administrator's written product must include information about the applicant's/property owner's situation, request, inquiry, etc. and references to pertinent sections of this Ordinance to support the interpretation, requirement, decision, or determination;
- b. The Administrator must make every effort to present the written product to the applicant including, but not limited to, return receipt mailing;
- c. The applicant must, by return receipt mailing or similar verifiable method, file a written request to the Municipal Governing Body for Administrative Review within 30 days after receiving written notice of the Administrator's action.

3. Stay of Proceedings

An appeal stays all proceedings in furtherance of the action appealed from unless the Administrator certifies to the Board of Adjustment that a stay would cause imminent peril to

- life or property. In such a case, proceedings shall be stayed only by a restraining order granted by the Board of Adjustment or a court having jurisdiction.
- C. Application and Review Process
1. Application Filing
 - a. Applications for administrative review and variances shall be submitted to the Administrator. The Administrator may provide forms to facilitate application processing.
 - b. Applications shall be made in writing and shall provide the following information:
 - i. Information about the owner and applicant;
 - ii. Statement of the type of relief, permission, or review requested;
 - iii. Information about the property for which the application or review is being made;
 - iv. Information to support the application
 - (a) References to pertinent provisions of this Ordinance from which relief is being applied; or
 - (b) Identification of the provisions of this Ordinance, with which the application must comply, and statements as to how the application complies with those provisions.
 - v. Plans or drawings that support or clarify the relief or permission requested;
 - vi. Other information requested by the Board of Adjustment.
 2. Burden of Proof on Applicant

An applicant for an administrative review or a variance shall have the burden of presenting the information needed by the Board of Adjustment to make a determination.
 3. Board of Adjustment Hearing
 - a. Scheduling. The Board of Adjustment shall schedule a public hearing on each application to occur as soon as practicable following the receipt of the application by the Administrator.
 - b. Public Notice
 - i. Contents. The public notice shall specify the time, place, and nature of the hearing.
 - ii. How Given. At least 15 days prior to the public hearing, the following notices must be in place:
 - (a) Newspaper Publication. Legal notice in a newspaper of general circulation at least 15 days prior to a public hearing;
 - (b) Property Posting. For an application concerning specific property, a sufficiently large sign shall be posted on the subject property in a visible location;
 - (c) Municipal Hall. Notice shall be posted at a public place in town.
 - c. Public Hearing
 - i. The hearing shall take place no less than 15 days following publication of the legal notice.
 - ii. The Board of Adjustment's hearing shall be conducted and applications shall be acted on as specified on Article 3 of this Ordinance.
 - iii. The Board of Adjustment may attach conditions to approvals of applications.
 5. Relationship to Development Plan Review
 - a. Approval of an application by the Board of Adjustment does not supersede or obviate the need for compliance with any other Development Plan Review standards or requirements.
 - b. The Board of Adjustment may condition approvals on satisfactory compliance with applicable Development Review standards.
 6. Appeals
 - a. Appeals to Superior Court. Appeals of the Board of Adjustment's decisions shall be made to the Superior Court as provided in Title 22, Sections 328-332 of the *DE Code*.

Section 4-10. Historic Review Appeals

In the event any party is aggrieved by a decision of the Council regarding a Historic Review Certificate, the party has the right of appeal to the Board of Adjustment.

**Table 4-1. Information Required for Single-Family Development,
Minor Subdivision and Minor Site Plan**

Information Required for Development Plan Review Blank = No requirement G = General information R = Complete data or information required	Single- Family Development Plan	Minor Subdivision	Minor Site Plan	See also
PLAT INFORMATION				
Name and address of owner and applicant	R	R	R	
Subdivision name		R		Art 9, Sec 2B
Signature and seal of a registered Delaware land surveyor or professional engineer		R	R	
Name, signature, license number, seal, and address of engineer, land surveyor, architect, planner, and/or landscape architect, as applicable, involved in preparation of plat		R	R	
Title block denoting type of application, tax map sheet, county municipality, block and lot, and street location	R	R	R	
A vicinity map at specified scale showing location of tract with reference to surrounding properties, streets, municipal boundaries, etc. within 500 feet; date of current survey		R	R	
Schedule of required and provided zoning district requirements including lot area, width, depth, yard, setbacks, building coverage, open space, parking, etc.	R	R	R	Art 8
North arrow and scale	R	R	R	
Signature blocks for Mayor and/or pertinent Municipal official, pertinent County officials, Municipal Engineer		R	R	
Certification blocks for surveyor, engineer, architect including: surveyor's or engineer's seal, signature, and certification statement that the final plat, as shown, is a correct representation of the survey as made, that all monuments indicated thereon exist and are correctly shown and that the plat complies with all requirements of this Ordinance and other applicable laws and regulations		R	R	
Locations and descriptions of all permanent survey monuments		R		Art 9, Sec 2C
Plan sheets no larger than 24 inches by 36 inches including a 1/2 inch margin outside of rules border lines or other size acceptable to the Town	R	R	R	
Metes and bounds description showing dimensions, bearings, curve date, length of tangents, radii, arcs, chords, and central angles for all centerlines and rights-of way and centerline curves on streets		R	R	
Acreage of tract to nearest tenth of an acre	R	R	R	
Date of original and all revisions		R	R	
Size and location of existing or proposed structures with all setbacks dimensioned	R	R	R	Art 8
Proposed lot lines and areas of lots in square feet		R		Art 9, Sec 3
Locations and dimensions of existing and proposed streets		R	R	

Information Required for Development Plan Review Blank = No requirement G = General information R = Complete data or information required	Single-Family Development Plan	Minor Subdivision	Minor Site Plan	See also
Copy and/or delineation of any existing deed restrictions or covenants	R	R	R	
Copies of and a summary of deed restrictions for the subdivision or site plan, including agreements for the operation and maintenance by the property owners or agency in the subdivision of common areas, open space, recreation facilities, surface drainage facilities, erosion and sedimentation control facilities, water supply facilities, sanitary sewer facilities, forested buffer strips, or other improvements deemed necessary by the Municipal Governing Body		R	R	
Owners' certification, acknowledging ownership of the property and agreeing to the subdivision and/or development thereof as shown on the plat and signed by the owner(s)	R	R	R	
Existing or proposed easement or land reserved for or dedicated to public use or to the residents of the proposed development		R	R	
Development or staging plans		R		
List of required regulatory approvals or permits. Conditional approval may be granted subject to other regulatory approvals.	R	R	R	
Variances requested	R	R	R	Art 4, Sec 9
Conditional Uses required	R	R	R	Art 4, Sec 8
Payment of application fees	R	R	R	
SETTING/ ENVIRONMENTAL INFORMATION				
Property owners and lines of all parcels within 200 feet identified on most recent tax parcel map		R	R	
Land used primarily for agricultural purposes, lands in Agricultural Preservation Districts, and lands whose development rights have been sold to preserve them for farming (PDRs)		R	R	
Existing streets, water courses, floodplains, wetlands or other environmentally sensitive areas on and within 200 feet of site		R	R	
Water Resource Protection Areas		R	R	
Habitat for Rare and Endangered Species		R	R	
Location of all wetlands and supporting documentation	R	R	R	
Location of the 100-year floodplain based on current Flood Insurance Rate Map	R	R	R	
Existing rights-of-way and/or easements on and within 200 feet of tract		R	R	
Topographical features of the site from the USC&GS map		R	R	
Existing and proposed contour intervals based on USC&GS data at one-foot intervals; contours must extend at least 200 feet beyond subject property		R		
Boundary, limits, nature and extent of wooded areas, specimen trees, and other significant features		R	R	

Information Required for Development Plan Review Blank = No requirement G = General information R = Complete data or information required	Single- Family Development Plan	Minor Subdivision	Minor Site Plan	See also
Existing drainage system of site and of any larger tract or basin of which it is a part		R		Art 12, Sec 2
Drainage Area Map				Art 12, Sec 2
Drainage calculations		R		Art 12, Sec 2
IMPROVEMENTS AND CONSTRUCTION INFORMATION				
Water supply and distribution plan	R	R	R	Art 11, Sec 3
Sewage collection and treatment plan	R	R	R	Art 11, Sec 4
Soil erosion and sediment control plan		R	R	Art 12, Sec 4
Permanent stormwater management plan		R	R	Art 12, Sec 3
Detailed landscape plan		R	R	Art 12, Sec 6
Site identification signs, traffic control signs, and directional signs		R	R	Art 13
Vehicular and pedestrian circulation patterns			R	Art 10
Parking and loading plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions		R	R	Art 14
Spot and finished elevations at all property corners; corners of all structures or dwellings, existing or proposed first floor elevations		R	R	
Lots numbered in consecutive numerical order		R		
Other information required by the Municipality, the County, or other departments and agencies involved in approval of plan	R	R	R	

Table 4-2. Deadlines & Duration of Single-Family Development, Minor Subdivision and Minor Site Plan

Item	Single-Family Development Plan	Minor Subdivision	Minor Site Plan
Deadline for submitting plan to Planning Commission before next Planning Commission meeting	15 days	15 days	15 days
Deadline for acting on plan following Municipal Governing Body meeting	30 days (45 days if conditional use)	60 days	60 days
Duration of plan approvals beginning at approval or recordation date	1 Year	5 Years	1 Year
Number and duration of extensions permitted, provided that the applicant can demonstrate that delays were beyond his/her control	One (1) extension of 6 months	One (1) extension of 6 months	One (1) extension of 6 months

Table 4-3. Deadlines & Duration of Concept Plans, Preliminary Plans, Major Subdivision Plan and Major Site Plan

Item	Concept Plan	Preliminary Plan	Major Subdivision	Major Site Plan	Record ¹ Plat
Deadline for submitting plan to Planning Commission before next Planning Commission meeting	15 days	15 days	15 days	15	N/A
Deadline for acting on plan following Municipal Governing Body meeting	30 days	60 days ²	60 days ²	60 days ²	N/A
Duration of plan approvals beginning at approval or recordation date	1 year	1 Year	1 Year	1 Year	5 Years
Number and duration of extensions permitted, provided that the applicant can demonstrate that delays were beyond his/her control	None	One (1) Extension of 6 months	Extension of 6 months	Extension of 6 months	None

¹ The Record Plat is submitted directly to the Administrator for approval and does not require approval by the Municipal Governing Body.

² Ninety (90) days if a conditional use hearing is required.

Table 4-4. Information Required for Concept Plan, Preliminary Plan, Major Subdivision and Major Site Plan

Information Required for Development Plan Review Blank = No requirement G = General information R = Complete data or information required	Concept Plan	Preliminary Plan	Major Subdivision	Major Site Plan	Record Plat	See also
PLAT INFORMATION						
Name and address of owner and applicant	R	R	R	R	R	
Subdivision name, as approved by Kent County 911 Addressing	G	R	R		R	Art 9, Sec 2B
Signature and seal of a registered Delaware land surveyor or professional engineer			R	R	R	
Name, signature, license number, seal, and address of engineer, land surveyor, architect, planner, and/or landscape architect, as applicable, involved in preparation of plat		R	R	R	R	
Title block denoting type of application, tax map sheet, county municipality, block and lot, and street location	R	R	R	R	R	
A vicinity map at specified scale showing location of tract with reference to surrounding properties, streets, municipal boundaries, etc. within 500 feet; date of current survey	G	R	R	R	R	
Schedule of required and provided zoning district requirements including lot area, width, depth, yard, setbacks, building coverage, open space, parking, etc.	G	R	R	R	R	Art 8
North arrow and scale (1"=100')	R	R	R	R	R	
Scale (1"=50')			R	R		
Signature blocks for Mayor and/or pertinent Municipal official, pertinent County officials, Municipal engineer			R	R	R	
Certification blocks for surveyor, engineer, architect including: surveyor's or engineer's seal, signature, and certification statement that the final plat, as shown, is a correct representation of the survey as made, that all monuments indicated thereon exist and are correctly shown and that the plat complies with all requirements of this Ordinance and other applicable laws and regulations.			R	R	R	

Information Required for Development Plan Review Blank = No requirement G = General information R = Complete data or information required	Concept Plan	Preliminary Plan	Major Subdivision	Major Site Plan	Record Plat	See also
Locations and descriptions of all permanent survey monuments					R	Art 9, Sec 2C
Plan sheets no larger than 24 inches by 36 inches including a 1/2 inch margin outside of rules border lines or other size acceptable to County the Town	R	R	R	R	R	
Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords, and central angles for all centerlines and rights-of way and centerline curves on streets					R	
Acreage of tract to nearest tenth of an acre	G	R	R	R	R	
Date of original and all revisions	R	R	R	R	R	
Size and location of existing or proposed residential structures with all setbacks dimensioned		G	R	R	R	Art 8
Size and location of existing or proposed commercial structures with all setbacks dimensioned	G	G	R	R		Art 8
Proposed lot lines and areas of lots in square feet	G	R	R	R	R	Art 9, Sec 3
Locations and dimensions of existing and proposed streets	G	R	R	R	R	
Copy and/or delineation of any existing deed restrictions or covenants		G	R	R	R	
Copies of and a summary of deed restrictions for the new subdivision, including agreements for the operation and maintenance by property owners or agency in the subdivision of common areas, open space, recreation facilities, surface drainage facilities, erosion and sedimentation control facilities, water supply facilities, sanitary sewer facilities, forested buffer strips, or other improvements deemed necessary by the Municipal Governing Body		G	R	R	R	
Owners' certification, acknowledging ownership of the property and agreeing to the subdivision thereof as shown on the plat and signed by the owner(s)			R	R	R	

Information Required for Development Plan Review Blank = No requirement G = General information R = Complete data or information required	Concept Plan	Preliminary Plan	Major Subdivision	Major Site Plan	Record Plat	See also
Owners' statement dedicating streets and other public ways for public use (private streets are prohibited in Town of Frederica)					R	Art 10
Existing or proposed easement or land reserved for or dedicated to public use or to the residents of the proposed development		G	R	R	R	
Development or staging plans		G	R	R	R	
List of required regulatory approvals or permits. Conditional approval may be granted subject to other regulatory approvals.		G	R	R	R	
Variances requested	G	R	R	R	R	Art 4, Sec 9
Conditional Uses required	G	R	R	R	R	Art 4, Sec 8
Payment of application fees	R	R	R	R	R	
SETTING/ENVIRONMENTAL INFORMATION						
Property owners and lines of all parcels within 200 feet identified on most recent tax parcel map	G	R	R	R	R	
Land used primarily for agricultural purposes, lands in Agricultural Preservation Districts, and lands whose development rights have been sold to preserve them for farming (PDRs)	G	R	R	R	R	
Existing streets, water courses, floodplains, wetlands or other environmentally sensitive areas on and within 200 feet of site	G	R	R	R	R	
Location of all wetlands and supporting documentation	G	R	R	R	R	
Location of the 100-year floodplain based on current Flood Insurance Rate Map	G	R	R	R	R	
Water Resource Protection Areas	G	R	R	R	R	Art 12, Sec 1
Habitat for Rare and Endangered Species			R	R		
Existing rights-of-way and/or easements on and within 200 feet of tract		R	R	R	R	
Topographical features of the site from the USC&GS map	G	R	R	R		

Information Required for Development Plan Review Blank = No requirement G = General information R = Complete data or information required	Concept Plan	Preliminary Plan	Major Subdivision	Major Site Plan	Record Plat	See also
Existing and proposed contour intervals based on topographic survey, USGS data, or other statewide approved data source. Contours at one-foot intervals on site and extending 50'; contours must extend at least 200 feet beyond subject property but may use best available published data from 50' – 200'.	G	R	R	R		
Boundary, limits, nature and extent of wooded areas, specimen trees, and other significant features	G	R	R	R		
Existing drainage system of site and of any larger tract or basin of which it is a part	G	G	R	R		Art 12, Sec 2
IMPROVEMENTS AND CONSTRUCTION INFORMATION						
Water supply and distribution plan		G	R	R		Art 11, Sec 3
Sewage collection and treatment plan		G	R	R		Art 11, Sec 4
Soil erosion and sediment control plan			R	R		Art 12, Sec 4
Grading plan		G	R	R		Art 12, Sec 4
Permanent stormwater management plan		G	R	R		Art 12, Sec 3
Solid waste management plan						
Additional utility infrastructure plans, including gas, telephone, electric, cable TV			R	R	R	Art 11, Sec 7
Site identification signs, traffic control signs, and directional signs		G	R	R		Art 13
Vehicular and pedestrian circulation patterns	G	R	R	R	R	Art 10
Spot and finished elevations at all property corners, corners of all structures or dwellings, existing or proposed first floor elevations.			R	R		
Construction details, such as cross sections and profiles, as required by applicable laws, regulations, and policies		G	R	R		Arts 10-12

Information Required for Development Plan Review Blank = No requirement G = General information R = Complete data or information required	Concept Plan	Preliminary Plan	Major Subdivision	Major Site Plan	Record Plat	See also
Proposed street names, as approved by Kent County 911 Addressing		R	R	R	R	Art 10, Sec 1A
New blocks lettered consecutively, lots numbered in consecutive numerical order		R	R		R	
Other information required by the Municipality, the County, or other departments and agencies involved in approval of plan	G	G	R	R	R	
Detailed landscaping plan	G	G	R	R		Art 12
Residential Buildings: Identification of the architectural style(s) of the development and the accompanying site design style(s). The design style of the development shall be conveyed with drawings of typical proposed building elevations, including dimensions of building height and width, and facade treatment. The Applicant may submit and the Municipal Governing Body may approve multiple typical elevations for various housing styles.		G ^[1]	R ^[1]	R ^[1]		Art 15
Non-Residential Buildings: Conceptual elevations of all proposed non-residential buildings. Typical elevations of signs and screening including location, material and height. Locations of loading and service areas.		G ^[1]	R ^[1]	R ^[1]		Art 13 Art 15

Notes:

[1] Applies to major land developments in the R-2, R-3, and R-5 zoning districts, and all development in the TC zoning district as per Section 15.4.C.

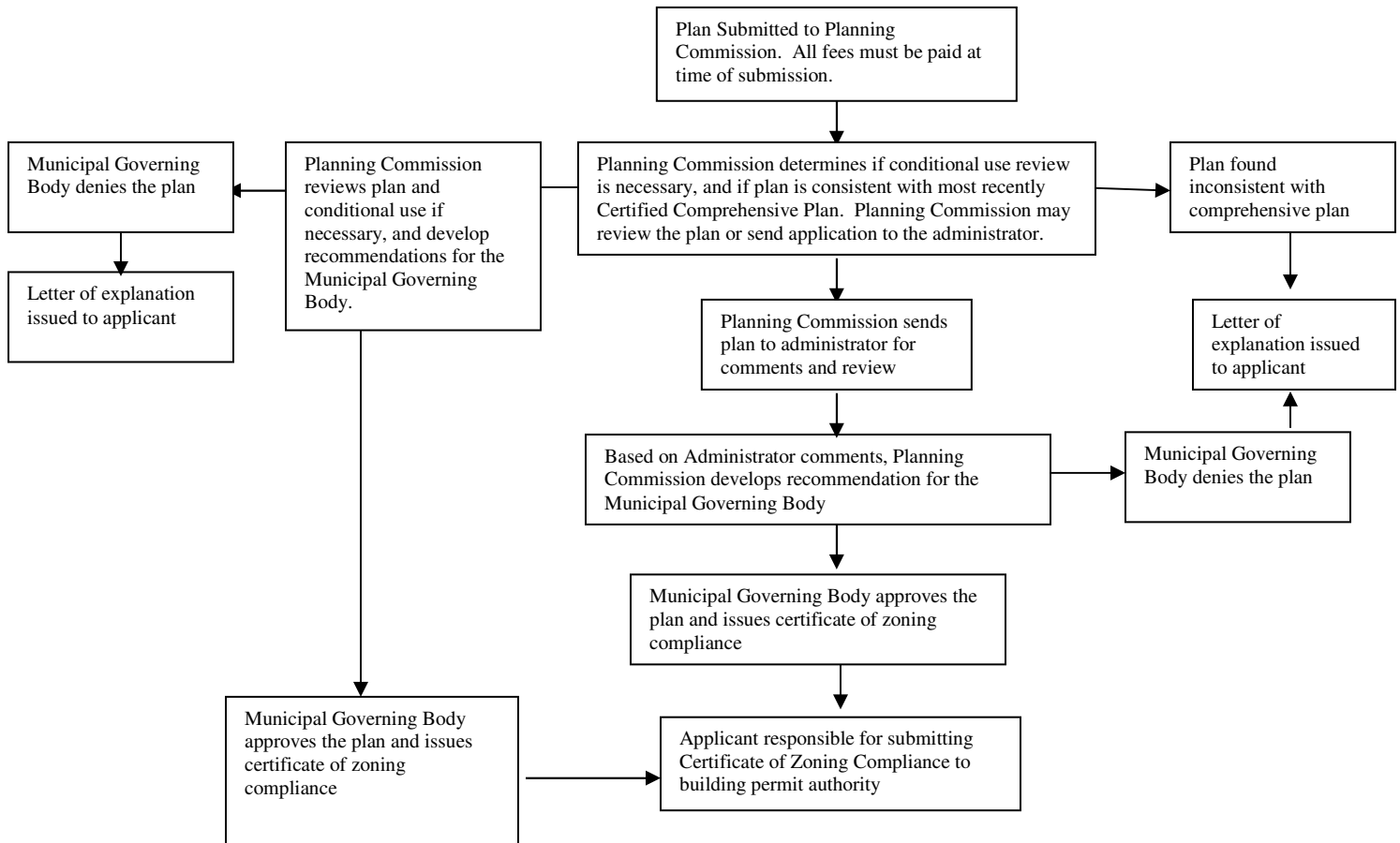
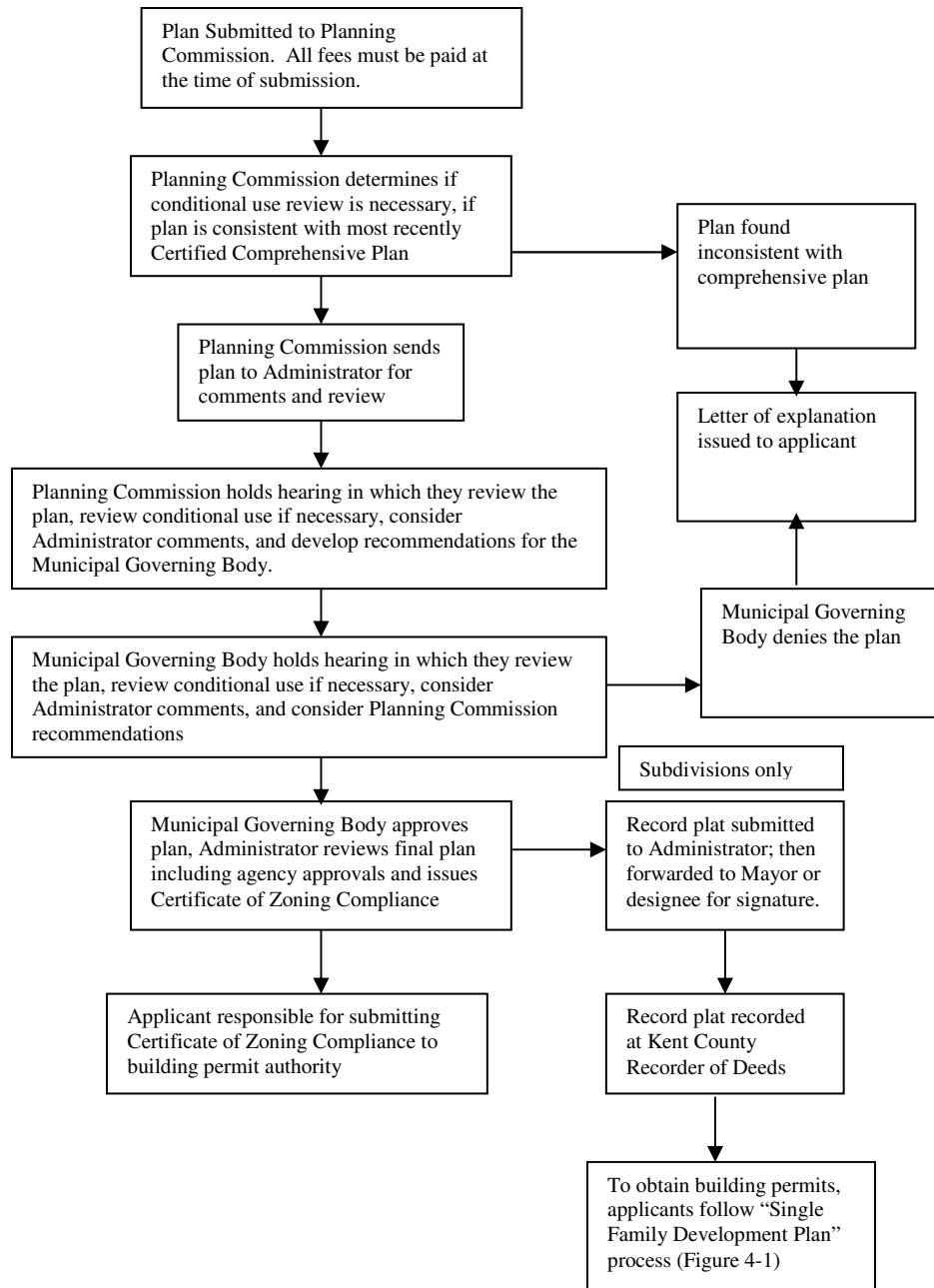
Figure 4-1. Single-Family Development Plan Approval

Figure 4-2. Preliminary Plan, Minor Subdivision, Major Subdivision, and Site Plan Approval

Article 5. Non-Conforming Situations

Section 5-1. Definition & Intent

A. Definition

Uses, structures, lots, or signs that were lawful prior to the adoption, revision, or amendment of this Ordinance, but as a result of the adoption, revision, or amendment of this Ordinance no longer comply with the current provisions of this Ordinance.

B. Intent

Nonconforming situations may continue until they are removed, but their survival is not encouraged. It is further intended that flexibility be given to legally existing residential structures that were rendered nonconforming by their designation of Town Center District.

Section 5-2. Nonconforming Lots

A. Definition

A lot, whose area and/or width were lawful before this Ordinance was adopted, revised or amended, but does not meet the current lot area and/or lot width standards of this Ordinance.

B. Nonconforming Legal Lots

1. **Definition.** A nonconforming legal lot is a nonconforming lot of record, whose owner or ownership entity does not own or control adjacent property.
2. **Applicability.** Zoning districts where single-family dwellings are permitted.
3. **Regulation.** A nonconforming legal lot may be developed without a variance, with a single-family home, including customary accessory structures, as long as it complies with the dimensional and density standards of this Ordinance, other than lot area and/or lot width.

Section 5-3. Nonconforming Structures

A. Definition

A structure, whose dimensional and density characteristics were lawful before this Ordinance was adopted, revised, or amended, but does not meet the dimensional and density standards of this Ordinance.

B. Continued Existence

A nonconforming structure may be continued under the following conditions:

1. Normal repair and maintenance is permitted;
2. A nonconforming structure may not be enlarged or altered in a way that increases its nonconformity. It may be altered in a way that decreases its nonconformity;
3. Nonconforming structures may not be used as grounds for the addition of other structures or uses that do not conform to the standards of the zoning district;
4. If a nonconforming structure is moved, it must be located in a manner that conforms to the requirements of the zone in its new location.

C. Termination of Legal Nonconforming Status

1. When a nonconforming structure, or a nonconforming portion of a structure is destroyed, by any means by more than 50% of its replacement cost at the time of destruction, its legal, nonconforming status is terminated unless reconstruction of the structure commences within twelve months time of said destruction.
2. In the historic district overlay when a nonconforming structure or a nonconforming portion of a structure is destroyed by any means and by more than 50% of its replacement cost at the time of destruction, any non-conforming use is terminated. Structures-that are non-conforming in regards to the bulk requirements of this ordinance may be reconstructed on the same footprint provided that construction commences within twelve months time of said destruction.
3. Any subsequent use of such land shall conform to provisions of this Ordinance.

- 4 Mobile or Manufactured homes removed for any reason after the effective date of this ordinance may only be replaced by manufactured homes meeting the following requirements:
- a. General Requirements.
 - (1) The manufactured home shall comply with the current HUD codes and all other requirements of this ordinance.
 - (2) All homes shall be manufactured on a non-removable steel chassis.
 - (3) The installation of manufactured homes shall occur only on fee-simple lots fulfilling all requirements of this Ordinance. "Mobile home parks," "trailer parks," and similar land – lease communities are not permitted.
 - (4) No more than one manufactured home, including replacement manufactured homes, may be installed on any lot.
 - (5) The pitch of the home's roof has a minimum vertical rise of three (3) feet for each twelve (12) feet of horizontal run, and the roof is finished with a type of shingle that is commonly used in standard construction with a minimum four (4) inch overhang
 - (6) The exterior siding consists of wood, hardboard, or aluminum (vinyl covered painted, but in not exceeding the reflectivity of gloss white paint) comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction.
 - (7) No single wide manufactured home replacements shall be permitted.
 - (8) The minimum width shall be 22 feet excluding additions, such as porches, decks, sunrooms, and similar structures.
 - b. Placement. Every manufactured home shall be installed on a permanent foundation prior to its occupation or use, such that the following requirements are fulfilled:
 - (1) The manufactured home is supported on a properly designed and constructed foundation system that is adequate to support all loads;
 - (2) The manufactured home is anchored adequately to resist all loads;
 - (3) The towing hitch and all running gear have been removed;
 - (4) There is a properly enclosed crawl space or basement with permanent foundation type construction;
 - (5) The manufactured home has not been titled, deeded or occupied prior to date of placement.
 - (6) The manufactured home does not exceed three (3) years of age from the date of manufacture.
 - c. Anchoring. Each manufactured home shall be anchored to resist flotation, collapse or lateral movement.
 - d. Anchoring Methods. Each manufactured home shall be anchored according to the home manufacturer's instructions for a permanent –foundation installation.
 - e. Wind Resistance. In addition to applicable state and local anchoring requirements for resisting wind forces, all components of a manufactured home anchoring system shall be capable of carrying a force of 4,800 pounds.
 - i. The building design plans shall be submitted and reviewed concurrent with the building permit application. As a prerequisite for the issuance of building permits for a replacement manufactured home and as proof that the Plan in question has complied with all regulations of this Ordinance, the applicant is responsible for submitting a Certificate of Zoning Compliance to the building permit authority.
 - j. The applicant for a replacement manufactured home shall first apply for and obtain a building permit from the building permit authority, and shall not be occupied prior to the issuance of a certificate of occupancy.
 - h. The replacement manufactured home shall be deed recorded in the Office of the County Recorder of Deeds prior to the issuance of a certificate of occupancy.

Section 5-4. Nonconforming Uses**A. Definition**

A use or activity, that was lawful before this Ordinance was adopted, revised, or amended, which is not permitted under the Use Regulations of this Ordinance.

B. Continued Existence

Although nonconforming uses are incompatible with permitted uses in their respective districts, a nonconforming use may continue under the following conditions:

1. The use or portions of the structures accommodating the use may not be enlarged, increased, or extended to occupy a greater area of land than was occupied on the date when this Ordinance is adopted or amended;
 - a. Except as stated below, replacement manufactured homes that comply with the requirements of Section 5-3 C.5 herein would decrease the nonconformity and shall be exempt from this provision.
2. The use may not be relocated or partially relocated from its location on the date when this Ordinance is adopted or amended unless it is placed in a zoning district that allows such use.

C. Termination of Legal Nonconforming Status

1. When a nonconforming use of land ceases for any reason for a period of more than 6 months, or if the structure housing the non-conforming use is altered or expanded in any way its legal, nonconforming status is terminated.
 - a. Except as stated below, replacement manufactured homes that comply with the requirements of Section 5-3 C.5 herein would decrease the nonconformity and shall be exempt from this provision.
2. Any subsequent use of such land shall conform to provisions of this Ordinance.

Section 5-5. Nonconforming Signs**A. Definition**

A sign, whose characteristics were lawful before this Ordinance was adopted, revised, or amended, but does not meet the current standards of this Ordinance.

B. Continued Existence

A nonconforming sign may be continued under the following conditions:

1. Normal repair and maintenance is permitted;
2. A nonconforming sign may not be enlarged or altered in a way that increases its nonconformity. It may be altered in a way that decreases its nonconformity;
3. Nonconforming signs may not be used as grounds for permission to construct additional signs that do not conform to the standards of this Ordinance.

C. Termination of Legal Nonconforming Status

1. When a nonconforming sign is damaged or destroyed, by any means by more than 50% of its replacement cost at the time of destruction, its legal, nonconforming status is terminated.
2. Any subsequent sign shall conform to provisions of this Ordinance.
3. When the establishment to which a nonconforming sign is attached to ceases to operate for a period of more than six months, its legal, nonconforming status is terminated.

Section 5-6. Nonconforming Residential Uses in the TC Town Center District**A. Definition**

A residential use or activity, that was lawful before this Ordinance was adopted, revised, or amended, which is not permitted under the Use Regulations of this Ordinance.

B. Continued Existence

A nonconforming residential use may continue in the Town Center District under the following conditions:

1. The use or portions of the structures accommodating the use shall only be enlarged, increased, or extended in conformance with all applicable provisions of this Ordinance;
 2. The number of residential dwelling units per lot shall not be increased, and lots shall not be subdivided to create two or more residential lots;
 3. No single family homes shall be converted to multi-family uses of any type unless those lots are so designated multi-family residential at the time of the passing of this Ordinance;
 4. The use may not be relocated or partially relocated from its location on the date when this Ordinance is adopted or amended unless it is placed in a zoning district that allows such use.
- C. Termination of Legal Nonconforming Status
1. When a nonconforming use of land ceases for any reason for a period of more than 1 year, its legal, nonconforming status is terminated.
 2. Any subsequent use of such land shall conform to provisions of this Ordinance.

Article 6. Zoning Districts & Map

Section 6-1. Establishment of Zoning Districts

A. Base Zones

Comp Plan Land Uses	Zoning District	Purpose	Typical Kinds of Uses in Zone
Residential	R-1 Town Residential	To accommodate existing residential lots in town. To maintain the community's small-town character.	Single-family homes
Residential	R-2 Residential	To provide sufficient space for new residential development and customary accessory uses. To preserve the community character, allow continued agricultural uses, and accommodate subdivisions consistent with the character of the town.	Single-family homes
Residential	R-3 Multi-Family Residential	To provide multi-family housing opportunities in appropriate locations throughout the town. To provide alternative to single family detached homes.	Older homes converted to apartments; apartment buildings; townhouses
Residential	R-4 Manufactured Housing	To accommodate manufactured housing units meeting the HUD standard in appropriate locations throughout the town.	Manufactured homes (i.e "mobile homes" or "trailers")
Commercial, Mixed Use, Office	C-1 Commercial	To accommodate commercial business and service uses in appropriate locations throughout the town . To provide employment and to meet the needs of the residents in the town and surrounding areas.	Retail stores; offices; wholesale and service establishments
Town Center, Mixed Use	LI Light Industrial	To accommodate light industrial businesses that will provide employment. To allow only for light industrial uses which do not have adverse impacts on adjacent uses, residences, the transportation system, or the natural environment.	Small repair or fabrication operations; small manufacturing facilities
Agriculture, Open Space	AO Agriculture and Open Space	To protect the natural environment associated with the town and the Murderkill River. To promote the continuance of economically viable agriculture practices.	Wetlands and river buffers; farming operations
Institutional, Mixed Use	I Institutional	To provide sufficient space for utilities, public facilities, and institutions.	Churches, civic and government buildings, public facilities and infrastructure
Traditional Neighborhood Development, Mixed Use	R-5 Traditional Neighborhood Development	To allow development consistent with design principles of traditional neighborhoods. A traditional neighborhood: <ul style="list-style-type: none"> • Is compact • Is designed for the human and pedestrian scale. • Provides a mix of uses, including residential, commercial, civic, and open space uses in close proximity to one another in the neighborhood. • Provides a mix of housing styles, types and sizes to accommodate households of all ages, sizes and incomes. • Incorporates interconnected streets with sidewalks and bikeways, and transit that offer multiple routes for motorists, pedestrians, and bicyclists and provide for the connections of those streets to existing and future developments. • Incorporates significant environmental features into the design. Significant environmental features include the specific environmental features set forth in this Code. 	Mix of residential homes, retail and business sites and integrated open spaces.
Town Center	TC	<ul style="list-style-type: none"> • Promote development of a compact, pedestrian-oriented nature, with uses of a scale and intensity appropriate to a small town; • Promote a diverse mix of residential, business, commercial, office, institutional, and cultural and entertainment activities for workers, visitors, and residents; • Enhance the town's character through the promotion of high-quality urban design. 	Mix of business, commercial, office, institutional, and apartments above non-residential uses.

B. Historic District Overlay Zone

Comp Plan Land Uses	Overlay Zone	Purpose	Typical Kinds of Uses in Zone
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Residential, Town Center, Commercial, Mixed Use, Office	H Historic District	<p>To preserve for generations to come those unique examples or collections of historically, architecturally, archaeologically and culturally significant buildings, sites, and structures which characterize the Town of Frederica and to encourage their maintenance and restoration.</p> <p>To ensure that new buildings, structures and alterations to existing buildings, structures and uses of buildings and structures within the historic district are in visual harmony with their neighbors in order that a district may be preserved which will reflect the cultural, social, economic, political and architectural history of the Town of Frederica. To conserve and maintain property values in such district, foster civic beauty, strengthen the local economy and generally provide an opportunity to benefit the education, pleasure and welfare of all the citizens of the municipality.</p> <p>To preserve the small town feeling and pride of the residents of this charming historic town.</p>	Historic structures and features including homes, businesses, institutions
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Section 6-2. Specific Requirements, by Zone**A. R-1 Town Residential**

1. Permitted Uses. For permitted uses see Table 7-1, *Permitted Uses and Structures*.
2. Accessory Uses. For accessory uses see Section 7-3, Accessory Uses.
3. General Requirements. RESERVED

B. R-2 Residential

1. Permitted Uses. For permitted uses see Table 7-1, *Permitted Uses and Structures*.
2. Accessory Uses. For accessory uses see Section 7-3, Accessory Uses.
3. General Requirement. No more than six (6) town house units are permitted in any one structure.

4. Condition Use Option 1, Alternative Housing Types

- a. Purpose: The purpose of this option is to allow the construction of a mixture of two family, townhouse, and single family detached dwellings in appropriate locations where such a development would be considered to be consistent with the goals of the Comprehensive Plan.
- b. Findings: In addition to the required findings detailed in Article 4, Section 4-6, B, the Planning Commission must find and the Municipal Governing Body must concur that:
 - i. The project is consistent with the relevant development and environmental standards found in this ordinance.
 - ii. The project is consistent with the character of the surrounding neighborhoods and the town in general.
 - iii. The project's design will in no way hinder the provision of emergency access, emergency services, municipal service delivery, school bus access, trash collection, or other necessary public services to be provided in the development.
- c. The permitted uses and structures shall be governed by Table 7-1 of this ordinance.
- d. The Conditional Use proceedings shall be conducted as per the requirements of Section 4-6 of this ordinance.
- e. The bulk and density standards shall be governed by Table 8-1 of this ordinance.
- f. Multi-family structures and manufactured homes are not permitted under this conditional use option.

5. Condition Use Option 2, Planned Unit Development

- a. Purpose: The purpose of this option is to encourage design innovation, superior architectural, design and development standards, compatibility with and enhancement of the surrounding environment, integration with the surrounding neighborhood and to achieve the goals of the Comprehensive Plan.
- b. Findings: In addition to the required findings detailed in Article 4, Section 4-6, B, the Planning Commission must find and the Municipal Governing Body must concur that:
 - i. The design of the project represents a significant design innovation which would not be achievable by strictly adhering to the development standards found in this ordinance.
 - ii. The project will be constructed to superior architectural, design, and development standards that are in excess of the standards otherwise found in this ordinance.
 - iii. The project will include open space, recreation areas, and protection and enhancement of the natural environment that meet or exceed the standards otherwise required by this ordinance.
 - iv. The project's design will in no way hinder the provision of emergency access, emergency services, municipal service delivery, school bus access, trash collection, or other necessary public services to be provided in the development.
- c. The permitted uses and structures shall be governed by Table 7-1 of this ordinance.

- d. The Conditional Use proceedings shall be conducted as per the requirements of Section 4-6 of this ordinance.
 - e. Subdivision plans must detail the bulk and density standards proposed for the conditional use subdivision plan. Once accepted by the Planning Commission and the Municipal Governing Body, these standards must be recorded with the record plat and shall govern land development on the parcel.
 - f. Multi-family structures and manufactured homes are not permitted under this conditional use option.
 - g. Development standards for this conditional use option shall be governed by Table 8-5 of this ordinance.
- C. R-3 Multi-Family Residential
- 1. Permitted Uses. For permitted uses see Table 7-1, *Permitted Uses and Structures*.
 - 2. Accessory Uses. For accessory uses see Section 7-3, Accessory Uses.
 - 3. General Requirement. No more than six (6) town house units are permitted in any one structure.
- D. R-4 Manufactured Housing
- 1. Permitted Uses. For permitted uses see Table 7-1, *Permitted Uses and Structures*.
 - 2. Accessory Uses. For accessory uses see Section 7-3, Accessory Uses.
 - 3. General Requirements
 - a. The installation of manufactured homes shall occur only on fee-simple lots fulfilling all requirements of this Ordinance. "Mobile home parks," "trailer parks," and similar land – lease communities are not permitted.
 - b. No more than one manufactured home may be installed on any lot subject to the regulations of this Ordinance.
 - c. Each manufactured home shall have a minimum body-width of 14 feet.
 - d. The R-4 zone shall be a closed zone.
 - 4. Placement. Every manufactured home shall be installed on a permanent foundation prior to its occupation or use, such that the following requirements are fulfilled:
 - a. The manufactured home is supported on a properly designed and constructed foundation system that is adequate to support all loads;
 - b. The manufactured home is anchored adequately to resist all loads;
 - c. The towing hitch and all running gear have been removed;
 - d. There is a properly enclosed crawl space or basement with permanent foundation type construction;
 - e. The manufactured home has not been titled, deeded or occupied prior to date of placement.
 - f. The manufactured home does not exceed three (3) years of age from the date of manufacture.
 - 5. Anchoring. Each manufactured home shall be anchored to resist flotation, collapse or lateral movement.
 - 6. Anchoring Methods. Each manufactured home shall be anchored according to the home manufacturer's instructions for a permanent –foundation installation.
 - 7. Wind Resistance. In addition to applicable state and local anchoring requirements for resisting wind forces, all components of a manufactured home anchoring system shall be capable of carrying a force of 4,800 pounds.
 - 8. Replacement. Manufactured homes removed for any reason after the effective date of this ordinance may only be replaced by homes meeting the current HUD codes and all other requirements of this ordinance.
 - 9. The building design plans shall be submitted and reviewed concurrent with the building permit application. As a prerequisite for the issuance of building permits for a replacement

- manufactured home and as proof that the Plan in question has complied with all regulations of this Ordinance, the applicant is responsible for submitting a Certificate of Zoning Compliance to the building permit authority.
10. The applicant for a replacement manufactured home shall first apply for and obtain a building permit from the building permit authority, and shall not be occupied prior to the issuance of a certificate of occupancy.
 11. The replacement manufactured home shall be deed recorded in the Office of the County Recorder of Deeds prior to the issuance of a certificate of occupancy.
 12. Historic District. No manufactured home placements or replacements shall be permitted in the Historic District Overlay Zone.
- E. C-1 Commercial
1. Permitted Uses. For permitted uses see Table 7-1, *Permitted Uses and Structures*.
 2. Accessory Uses. For accessory uses see Section 7-3, Accessory Uses.
 3. General Requirements. RESERVED
- F. I Institutional
1. Permitted Uses. For permitted uses see Table 7-1, *Permitted Uses and Structures*.
 2. Accessory Uses. For accessory uses see Section 7-3, Accessory Uses.
 3. General Requirements. RESERVED
- G. LI Light Industrial
1. Permitted Uses. For permitted uses see Table 7-1, *Permitted Uses and Structures*.
 2. Accessory Uses. For accessory uses see Section 7-3, Accessory Uses.
 3. General Requirements. RESERVED
- H. AO Agriculture and Open Space
1. Permitted Uses. For permitted uses see Table 7-1, *Permitted Uses and Structures*.
 2. Accessory Uses. For accessory uses see Section 7-3, Accessory Uses.
 - a. All single family homes must adhere to the provisions found in Section 7-3, with the exception that single family homes are not restricted with regard to ownership.
 - b. All single family homes must adhere to Table 8-3, *Dimensional & Density Standards for Accessory Buildings and Structures* for density requirements.
 - c. The maximum building height for agricultural related accessory structures is 34', 2 ½ stories. This use is not required to follow Table 8-3, *Dimensional & Density Standards for Accessory Buildings and Structures* for required height.
 3. General Requirements. RESERVED
- I. H Historic District Overlay Zone
1. Establishment of the Zone. The Frederica Historic District Overlay Zone is hereby established, as shown on the map attached to this ordinance entitled Historic Overlay Zone, specifically to include the street frontages on both sides of the street, whether occupied by a structure or not, as delineated on Historic District Overlay Zone Map.
 2. The map adopted as part of this Ordinance shall be definitive as to the boundaries of the District and such map shall constitute the Historic District Overlay Zone.
 3. Permitted Uses. Any use permitted by the underlying zoning category as detailed in Article 7, Use Regulations.
 4. Accessory Uses. For accessory uses see Section 7-3, Accessory Uses.
 5. No manufactured home placements or replacements shall be permitted in the Historic District Overlay Zone.
 6. Historic District Review
 - a. Any person, individual, firm, or corporation wishing to construct, alter, repair, move, demolish or otherwise change the exterior appearance of a structure or property within the district or construct a new structure within the district or institute a new use of land or

buildings within the district shall go before the Frederica Planning Commission for a Historic District Review Certificate of Approval.

- b. The Historic District Review requires a separate application to the Planning Commission and may not be combined with any other development review process. The Historic District Review must be completed prior to a formal application for any other development review or approval process as defined by this ordinance.
 - i. Application forms shall be available from Frederica Town Hall and any fee must be paid at submission of the application form.
 - ii. Applicants for a Certificate of Approval shall submit 4 copies of the application showing:
 - (a) Ownership and description of land involved (areas and addresses);
 - (b) Ownership and description of buildings involved;
 - (c) A description of the work proposed to be done, which should include as appropriate, a sketch of the site and the buildings located on the site drawn to scale, current photographs of the property in question and of adjacent and neighborhood properties, sketches, architect's renderings or plans, a description of the type and texture of the materials to be used for the exterior or other visual aids. The description shall contain detailed dimensions when any structural features are to be altered or a new building constructed, or when otherwise requested by the Commission.
 - iii. Applications must be submitted to the Planning Commission 15 days prior to its monthly meeting. The Planning Commission considers each application for a Certificate of Approval at its regular monthly public meeting. Applicants are encouraged to attend these meetings to present their projects and address questions from the Commission. An applicant not attending the meeting risks the potential continuance of his or her application in the event that the Commission has unanswered questions concerning the project.
 - iv. The signed application for a Historic Review shall give the Planning Commissioners permission to inspect the exterior of any properties for which they have received application for the purpose of verifying information on the application or reviewing the site for any purposes relating to this ordinance.
 - v. Following a review of the application, the Planning Commission shall take one of the following actions:
 - (a) Recommend a Certificate of Approval for the application as presented;
 - (b) Recommend that the application be denied;
 - (c) Continue the application to allow the applicant to make necessary revision; or
 - (d) Continue the application at the request of the applicant.
 - vi. The Commission shall give recommendation in the form of a written report the Town Council regarding the advisability of issuing a Certificate of Approval. The Town Council shall vote at a regularly scheduled meeting to approve or disapprove each of the Planning Commissions recommendations for a Certificate of Approval.
 - vii. An application which is identical to a rejected application may not be resubmitted within a period of one year after the rejection by the Council.
- 7. Criteria for Granting Certificate of Approval. The following actions require an informal preliminary review to determine if the applicant needs to proceed to a Historic Review application:
 - a. Ordinary repairs and maintenance that do not constitute a change to the exterior appearance of the structure and do not require a Historic Review include:

- i. Repair of existing windows and doors, using the same material, including the installation of storm windows that will not alter the exterior appearance of the structure;
 - ii. Maintenance and repair of existing roof material, involving no change in the design, scale, material or appearance of the structure;
 - iii. Repair of existing roof structures, such as cupolas, dormers and chimneys, using the same materials that will not alter the exterior appearance of the structure;
 - iv. Replacement, repair, or maintenance of existing shingles, clapboards, or other siding, using the same materials that are being replaced, repaired while maintaining the exterior appearance of the structure;
 - v. Repairs to existing shutters, fences, or retaining walls, using the same materials for those items being repaired;
 - vi. Change of paint color.
- 8. Historic Review Application. The following principles shall be followed in the granting of a Certificate of Approval within the Historic Overlay District:
 - a. When reviewing applications pertaining to all structures included on the National Register Historic District in the Town of Frederica and to all other properties in the Historic Overlay District, the Planning Commission shall recommend and the Municipal Governing Body shall approve that the project in question is consistent with the historic character of the district as a whole and may base its findings on any one or all of the following criteria:
 - i. The purposes of this chapter;
 - ii. The comprehensive plan adopted by the Frederica Town Council;
 - iii. The documentation establishing the National Register Historic District in the Town of Frederica;
 - iv. The Secretary of the Interior's Standards for Rehabilitation and relating to the treatment and preservation of historic structures and places; see also Appendix 4;
 - v. Historic or architectural value and significance of the structure and its relationship to the historic value of the surrounding area;
 - vi. General compatibility of exterior design, arrangement, texture and materials proposed to be used with other structures contributing to the established historic character of the Frederica Historic district. Historic characteristics include: architectural style, design, height, bulk, setbacks, arrangements, location, and materials;
 - vii. Structures of importance because of a moment in history, be it the date of occupancy by a celebrated personage or the happening of an event, should be altered, only so as to be more in conformity with the appearance at that moment in time;
 - viii. Structures of importance because of their date of construction should be altered to restore features of their original appearance, unless the structure has been altered at some later time and that alteration is in keeping with the character of the district or is notable in its own right; in which case as an alternative, such altered appearance shall be maintained;
 - ix. Structures which are important in the history or architecture as unique or exceptionally fine examples of their style should be altered only so as to retain their original appearance;
 - x. Structures merely typical of their age and style should be altered in a fashion of that age and style, if in keeping with the character of the district;
 - xi. The probable effect of proposed construction on trees, wooded areas, or other historic sites;

- xii. No manufactured home placements or replacements shall be permitted in the Historic Overlay District;
 - xiii. No single family homes in the Historic District shall be converted to multi-family uses of any type unless those lots are so designated multi-family residential at the time of the passing of this Ordinance;
 - xiv. New structures and buildings and those being moved into the district from outside the district must conform in general size and scale and should be similar to the existing structures in the district. They shall conform to the general style of the district by using similar construction materials and surface texture (i.e. rough, smooth, wood, brick, etc.), openings within the façade, (i.e. doors and windows, roof types, shapes and slopes), and architectural details (i.e. cornices, lintels, arches, porches, balustrades, wrought iron work, chimneys, etc.), and ground covering and landscaping;
 - xv. Demolition. When application is made to demolish a structure or any part thereof, or to move a historic structure, the potential loss of history to its original site and to the Historic District as a whole, the structural condition, the economic feasibility or alternatives and the reasons for not maintaining the structure at its present site shall be considered.
9. Ordinary Maintenance and Repair Required. No owner of real property in a Historic District shall permit such structure to fall into a state of disrepair so as to produce a detrimental effect on the character of the district or the structure. If this occurs, the Commissioners may suggest any financial aid to the property owners as they deem feasible.
10. Consistency With Other Codes and Ordinances. All underlying Codes and Ordinances of the Town of Frederica relating to properties or actions within the Historic District shall remain in force and effect, the provisions of this section being supplemental thereto. In the event of a conflict between these provisions and the Code of the Town of Frederica, the more restrictive shall apply.
12. Violations and Enforcement
- a. Failure to secure a Historic Review Certificate when required or failure to conform to the terms and conditions of any certificate of approval shall be a violation of this Ordinance and shall be subject to the sanctions and penalties for violation of building permit, demolition permit, or zoning requirements as set forth in the Town of Frederica Land Development Ordinance.
- J. R-5 Traditional Neighborhood Development
- 1. Permitted Uses. For permitted uses see Section 7-1 and Table 7-1, Permitted Uses and Structures.
 - 2. Accessory Uses. For accessory uses see Section 7-3, Accessory Uses.
 - 3. Conditional Uses. For conditional uses, see Table 7-1, Permitted Uses and Structures. Proposed conditional uses shall be identified in the application to the Planning and Zoning Commission and shall follow requirements in Article 4 Section 8 – Conditional Uses.
 - 4. General Requirements.
 - a. Eligibility Requirements. No land area shall be zoned TND unless the following conditions are met:
 - i. The land shall contain a minimum acreage of forty (40) acres. Parcels or tracts less than the minimum acreage may be permitted if they are contiguous to an existing TND zoned area and may be harmoniously integrated into the TND area, consistent with the requirements and purposes of this zone. Parcels less than forty (40) acres may be joined with adjacent parcels as part of TND master site planning if the total of all said parcels is forty (40) acres.

- ii. The land area shall have access to an existing or planned collector road, Boulevard, Commercial / Mixed Use Area Boulevard, or Local Road;
- iii. The land area shall be served by adequate existing or planned infrastructure;
- iv. The land area may contain a single or multiple parcels;
- v. The rezoning application for the land area shall be filed jointly by all owners of the involved land area; and,
- vi. No land shall be classified in the TND district unless it is so designated in the Town's Comprehensive Plan recommending mixed-use development.
- b. All proposed residential units shall be within ½ mile and accessible to existing or proposed commercial, civic, and institutional areas.
- c. A mix of residential dwelling types is required within a TND; however, not less than 50 percent of the total dwelling units must be single-family detached dwellings.
- d. The gross first floor area of nonresidential development uses shall not exceed 30 percent of the total traditional neighborhood development area.
- e. Compatibility Standards.
 - i. No lot lines other than for single-family detached dwellings shall be located within 50 feet of any adjoining residential property not zoned TND.
 - ii. No building proposed for commercial/ employment use shall be constructed less than 50 feet of any adjoining property not zoned TND.
- f. Open Space.
 - i. Open space provisions are provided in Section 12-8. In addition, 90 percent of the lots within the areas devoted to mixed residential uses shall be within a ¼ mile and accessible to common open space.
 - ii. The open space should also be consistent with the Town's plans for its park and open space system as set forth in the Comprehensive Plan.
- g. To approve the zoning of a Traditional Neighborhood Development project, the Planning Commission must find, and the Municipal Governing Body must concur, that the project's design satisfies all of the following criteria:
 - i. Is consistent with purpose statement in Section 6-1 herein and meets the said design principles of traditional neighborhoods.
 - ii. Is consistent with the policies set forth in the most recently Certified Comprehensive Plan.
 - iii. Maintains and helps preserve Frederica's small town atmosphere and traditions.
 - iv. Includes a mixture of uses and housing types inspired from and integrated into the existing Town character and densities, as well as other neo-traditional design principles.
 - v. Will not hinder the provision of emergency access, emergency services, municipal service delivery, school bus access, trash collection, or other necessary public services to be provided in the development.

K. TC Town Center District

1. Permitted Uses. For Permitted uses see Section 7-1 and Table 7-1, Permitted Uses and Structures.
2. Accessory Uses. For Accessory uses see Section 7-3, Accessory Uses
3. Conditional Uses. For conditional uses see Table 7-1, Permitted Uses and Structures. Proposed conditional uses shall follow the requirements in Article 4 Section 8 – Conditional Uses.
 - a. The Planning Commission may recommend and the Municipal Governing Body may require conditions of approval in order to limit the adverse impact of a proposed use as well as fulfill the purpose of the Town Center Zoning District, which conditions may include (but are not limited to): Increased setbacks from residential property lines;

Locations of buildings, parking areas, driveways, loading and refuse areas; Additional landscaping, lighting standards; Increased screening for light and sound sources; and Adequate standards of parking and pedestrian-oriented design.

4. General Requirements. RESERVED
5. The Planning Commission is authorized to consider waivers to the development and density standards in Section 8-1 for properties adjacent to the Murderkill River. The waiver must be granted prior to or concurrent with the Preliminary Plan Approval. In order to grant a waiver, the Planning Commission must find and the Municipal Governing Body must concur that the waiver will:
 - a. Result in superior urban design and waterfront redevelopment which would not be achievable by strictly adhering to the development and design standards found in this ordinance;
 - b. Encourage compatibility with and enhancement of the surrounding environment;
 - c. Encourage integration with the surrounding neighborhood and achieve the goals of the Comprehensive Plan; and
 - d. Aid in providing for safe, convenient and efficient public access to the waterfront.

Section 6-3. Zoning Map

- A. Interpretation of Zoning Map. The incorporated area of the Municipality is divided into the zoning districts shown on the official zoning map. This map and its accompanying notations are adopted by reference and are declared to be a part of this Ordinance.
- B. Uncertainty as to Boundaries. Where uncertainty exists as to the boundaries of zoning districts as shown on the official zoning map, the following rules shall apply:
 1. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines;
 2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;
 3. Boundaries indicated as approximately following Municipal or County limits shall be construed as following Municipal or County limits;
 4. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;
 5. Boundaries indicated as following shore lines shall be construed to follow such shore lines. If the shore line changes, the boundary shall be construed as moving with the actual shore line;
 6. Boundaries indicated as approximately following the centerlines of streams, lakes, or other bodies of water shall be construed as following such centerlines;
 7. Boundaries indicated as parallel to or extensions of features described in this subsection shall be so construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map;
 8. Where physical or cultural features existing on the ground differ from those shown on the official zoning map, or in other circumstances not covered by this subsection, the Board of Adjustment shall interpret the zone boundaries.
- C. Errors or Omissions. If because of error or omission the Zoning District Map does not show a property as being in a zoning district, such property shall be classified in the least intense zoning district until changed by amendment.
- D. Parcels Split by Zoning Districts. Where a zoning district boundary divides a lot tract, parcel or property, the location of the district boundary, unless the zoning map indicates its dimensions, shall be determined by applying the map scale shown on the zoning map scaled to the nearest foot.

Article 7. Use Regulations

Section 7-1. Permitted Uses and Structures

- A. Permitted uses and structures for all zoning districts can be found in Table 7-1, *Permitted Uses and Structures*.
- B. Permitted Uses for R-5 Traditional Neighborhood Development.
 - 1. In order to achieve the proximity necessary to make neighborhoods walkable, it is important to mix land uses. A traditional neighborhood development should consist of a mix residential area, a mixed-use area, and open space as provided below:
 - a. Mix residential area.
 - i. Residential uses identified in Table 7-1, *Permitted Uses and Structures*.
 - (a) Single Family Dwelling, including modular homes;
 - (b) Two Family Dwelling;
 - (c) Townhouse Dwelling;
 - ii. Passive Open Space.
 - b. Mixed use area. The term mixed-use area is used to designate the community center or focal point of the TND development.
 - i. Uses identified in Table 7-1, *Permitted Uses and Structures* and described below. The typical streetscape anticipated by this ordinance is depicted below.
 - ii. Commercial uses.
 - (a) Retail Food establishments, 7,500 square feet or less. Such establishments may include, but not be limited to, neighborhood grocery store, bakery, candy store, butcher shop, convenience store, and similar establishments;
 - (b) Retail sales establishments, 7,500 square feet or less. Such establishments may include, but not be limited to, florists or nurseries; hardware stores; stationery stores; book stores; studios and shops of artists and artisans, and similar establishments;
 - (c) Services including business, personal, retail and social, 7,500 square feet or less. Typical uses include day care centers; music, dance or exercise studios; offices, including professional and medical offices; barber; hair salon; dry cleaning.
 - (d) Restaurant; not including drive-through. Specialty restaurants include cafes, coffee shops, bars or pubs and other similar establishment.
 - (e) Pharmacy or similar use, 12,000 square feet or less.
 - (f) Supermarket, 35,000 – 50,000 square feet.
 - iii. Residential uses.
 - (a) Single Family Attached Dwelling, including two-family, townhouse;
 - (b) Residential units located on upper floors above commercial or office uses
 - iv. Office or Services
 - (a) Offices.
 - (b) Service Establishments, including Business, Personal, Retail, or Social, as defined in Article 2 – Definitions.
 - v. Civic or institutional uses.
 - (a) Municipal offices, fire stations, libraries, museums, community meeting facilities, and post offices;
 - (b) Transit shelters;
 - (c) Educational facilities.
 - c. Active Open space uses.
 - i. Central square; Neighborhood park; Playground and similar uses.



Elevation sketch of a typical streetscape generally preferred within a mixed-use area. Architectural design, street furniture, and landscaping all contribute to an attractive, human-scaled environment with a distinct visual character.

Section 7-2. Interpretation of Uses

A. General

A use not specifically listed as permitted in a zoning district is prohibited unless determined similar in accordance with Subsection B below.

B. Determination of Similar Uses

1. Determination of Similar Uses

- a. A determination as to whether a use is similar to a use permitted by right shall be considered an expansion of the use regulations of the zone and not as a variance applying to a particular situation. Any use found similar shall be included in the list of uses permitted by right.
- b. Application
 - i. All applications for permits involving uses not specifically listed among the uses permitted by right in any zone shall be submitted to the Administrator.
 - ii. The Administrator shall have the authority to determine that a use is similar to a use permitted by right.
 - iii. The Municipal Governing Body may on a case-by-case basis refer to the Administrator the authority to determine that a use is similar to a use permitted by right.
- c. Standards Governing the Determination of Similar Use
 - i. That the use closely resembles and contains the same characteristics as the classification to which it is to be added.
 - ii. That the use does not create dangers to health and safety, and does not create offensive noise, vibrations, dust, heat, smoke, odor, glare, or other objectionable influences to an extent greater than normally resulting from other uses listed in the classification to which it is to be added.
 - iii. That the use does not create traffic to a greater extent than the other uses listed in the classification to which it is to be added.
- d. The determination of similar uses shall not be construed to exempt applicants from complying with the regulation of off-street parking and signs set forth in this ordinance.

Section 7-3. Accessory Uses

A. Definition

A use is an accessory use if it meets all of the following criteria:

1. Is incidental and subordinate to the principal use;
2. Is customary to the principal use;
3. Is operated and maintained under the same ownership and on the same lot as the principal use;
4. Does not include structures or structural features inconsistent with the principal use; and

5. Does not include overnight lodging for anyone other than members of the household in which the accessory use is conducted.

B. Where Permitted

Except as otherwise provided, accessory uses are permitted in all zones.

Section 7-4. Home-Based Businesses

Any business, occupation, or activity undertaken for gain within a residential structure that is incidental and secondary to the use of that structure as a dwelling unit.

A. Permitted Home-Based Businesses

1. Offices for professionals including architects, brokers, counselors, clergy, dentists, doctors, draftspeople and cartographers, engineers, insurance agents, lawyers, real estate agents, accountants, editors, publishers, journalists, psychologists, contract management, graphic design, construction contractors, landscape design, surveyors, cleaning services, salespeople and manufactures' representatives, travel agents.
2. Personal services including barbershops, beauty parlors, manicure and pedicure shops, pet grooming, catering and chauffeuring services.
3. Instructional services including music, dance, art and craft classes, tutoring.
4. Babysitting services defined as the occasional care of children.
5. Studios for artists, sculptors, musicians, photographers, and authors.
6. Workrooms for tailors, dressmakers, milliners, and craft persons including weaving, lapidary, jewelry making, cabinetry, and woodworking.
7. Repair services including watches and clocks, small appliances, computers, electronic devices, lawnmowers, and small engines.
8. Garage and yard sales (limited to four (4) times per year)
9. Direct sales parties

B. Prohibited Home-Based Businesses

1. Kennels, veterinary clinics and hospitals.
2. Medical clinics, dental clinics, hospitals.
3. Restaurants, bars, and night clubs.
4. Funeral homes and undertaking establishments.

C. Operational Standards

1. Operating Hours
 - a. General Standard. Customer and client visits to the home-based business are limited to the hours from 8:00 A.M. to 8:00 P.M.
 - b. Additional Provisions
 - i. These operational standards recognize that some home-based businesses occasionally rely on client/customer visits that begin before 8 A.M. and last beyond 8:00 P.M. Examples of such home-based businesses include babysitting services, instructional services, "Tupperware parties," and party planning businesses.
 - ii. Businesses such as those listed in the previous subsection shall be considered as operating within the home-based business standards as long as they do not cause undue traffic congestion, and comply with the standards governing equipment used or operated by home-based businesses.
2. Employees
 - a. On-Premise Employees. A home-based business shall have not more than 2 non-resident employees on the premises at any one time.
 - b. Off-Premise Employees. The number of non-resident employees working at locations other than at the home-based business, is not limited.
3. Equipment. Equipment used in, and the operation of a home-based business, shall not:
 - a. Create any vibrations, heat, glare, dust, odors, or smoke discernible at the property lines;

- b. Generate noise that violates any Municipal ordinance or regulation pertaining to noise;
 - c. Create any electrical, magnetic or other interference off the premises;
 - d. Consume utility quantities that negatively impact the delivery of those utilities to surrounding properties;
 - e. Use and/or store hazardous materials in excess of quantities permitted in residential structures.
4. Signs. See Article 13, Signs in this Ordinance.5-

Table 7-1. Permitted Uses & Structures

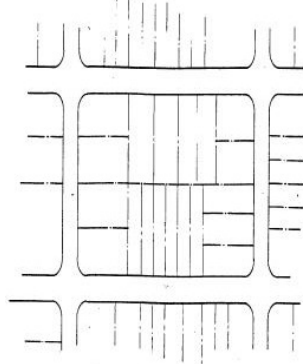
Blank	=Not permitted										
P	=Permitted use										
SP	=Site plan review required, see Art. 4										
CU	=Conditional use, see Sec. 4-8										
D	=See definition in Art. 2										
	Zone R-1	Zone R-2	Zone R-3	Zone R-4	Zone R-5 (TND)	Zone TC-1	Zone C-1	Zone LI	Zone AO	Zone I	
Agriculture-Related Uses											
Farms, customary and conventional farming operations including the raising of vegetables, flowers, and horticultural materials; not to be construed to include commercial poultry and swine production, cattle feeder lots, and fur bearing animal farms		P			P ²		CU		P		
Farms, housing or raising of livestock for commercial or non-commercial purposes					P ²				P		
Greenhouse, commercial	D				P ²		P		P		
Residential Uses											
Apartments above commercial or office uses					P ¹	P	P				CU
Bed & Breakfast	D CU	CU	CU	P	CU ¹	CU	CU				CU
Dwelling, Two family	D		CU	P	P						CU
Dwelling, Manufactured Home	D			P							
Dwelling, Multi-Family	D		P								CU
Dwelling, Single Family, including modular homes	D P	P	P	P	P				P		CU
Dwelling, Townhouse	D		CU	P	P						
Home-based business	D CU	CU	CU	CU	CU	CU					
Hotel, motel	D						P				
Sales & Rental of Goods, Merchandise, and Equipment											
Convenience store	D				P ¹	P	P				
Retail food establishments, 5,000 SF or less	D				P ¹	P	P				
Retail food establishments between 5,000 - 7,500 SF	D				P ¹	CU	P				
Retail food establishments more than 7,500 SF	D				CU ¹		P				
Retail sales establishments 5,000 SF or less	D				P ¹	P	P				CU
Retail sales establishments between 5,000 - 7,500 SF	D				P ¹	CU	P				
Retail sales establishments more than 7,500 SF	D				CU ¹		P				CU
Supermarket, 35,000 to 50,000 SF	D				P ¹		P				
Supermarket more than 50,000 SF	D				CU ¹		P				
Restaurant	D				P ¹	P	P				
Wholesale trade establishment	D						P	P			
Office, Clerical, Research, Personal Service and Similar Enterprises Not Primarily Related to Goods and Services											
Business service establishments	D				P ¹	P	P				
Offices	D				P ¹	P	P				P
Miscellaneous service establishments	D				P ¹	P	P				
Personal service establishments	D				P ¹	P	P				
Retail service establishments 5,000 SF or less	D				P ¹	P	P				
Retail service establishments between 5,000 - 7,500 SF	D				P ¹	CU	P				
Retail service establishments more than 7,500 SF	D				CU ¹						
Social service establishments	D				P ¹						P

Blank	=Not permitted											
P	=Permitted use											
SP	=Site plan review required, see Sec. 4-2											
CU	=Conditional use, see Sec. 4-5											
D	=See definition in Art. 2											
Manufacturing, Assembling, Processing												
Manufacturing establishments	D								P			
Educational, Cultural, Religious, Philanthropic, Social, Fraternal												
Club, private such as golf, swimming, and tennis clubs, lodges, and other annual membership clubs	D					P ¹						P
Educational, institutions, public and private	D	CU	CU	CU	CU	P ¹	CU	CU				P
Places of worship	D	CU	CU	CU	CU	P ¹	CU	CU				P
Institutional, Residence, Care, Confinement & Medical Facilities												
Day Care Center	D	CU	CU	CU	CU	P ¹	CU	CU				P
Day Care Family (1-9 children)	D	P	P	P	P	CU ¹	CU					
day care large family (7-12 children)	D	CU	CU	CU	CU	CU ¹	CU					
Hospital	D					CU ¹		CU				CU
Medical Clinic	D					P ¹	CU	CU				P
Nursing and care facilities	D					CU ¹		CU				P
Surgical center	D					P ¹		CU				P
Fitness / wellness center						P ¹	CU	P				P
Transportation-Related Sales & Service												
Motor vehicle filling stations	D					P ¹		P	P			
Motor vehicle sales, repair, service, and storage	D					CU ¹	P	P	P			
Storage & Parking												
Distribution center	D							P	P			
Garage, public or commercial parking						P ¹	CU	P	P			
Self-storage facility	D							P	P			
Warehouse	D							P	P			
Public, Semi-Public, Emergency												
Government facilities and services, local	D	CU	CU			P	P	P			CU	P
Government facilities and services, non-local	D	CU	CU			P	P	P			CU	P
Parks & open space		P	P	P	P	P	P	P			P	P
Public safety facilities including, ambulance, fire, police, rescue, and national security	D	CU	CU	CU	CU	P	CU	CU				P
Public utility service facilities	D	CU	CU	CU	CU	P	CU	CU	P			P
Recreation facility	D	CU	CU	CU	CU	P	P	CU				P
Not Grouped Elsewhere												
Cemeteries												P
Funeral home								P				P
Veterinary clinics, animal hospitals, or commercial kennels, provided that no open pens, runs, kennels or cages are located within 100 feet of land that is used or zoned residential						P ¹		P				
Mixed use and mixed density developments	D					P ¹	P					

Notes:P¹ Uses permitted by-right in the designated mixed-use area.CU¹ Uses allowed following conditional use review in the designated mixed-use area.P²: Only permitted while land is in active farming condition.

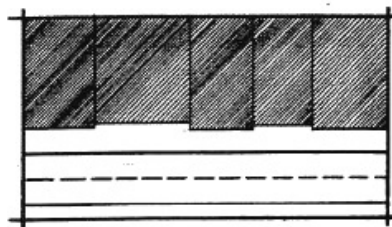
Article 8. Dimensional & Density Standards**Section 8-1. Basic Dimensional & Density Standards**

- A. Residential Zones. See Table 8-1, *Basic Development Standards in Residential Zones*.
- B. Non-Residential Zones. See Table 8-2, *Dimensional & Density Standards in Non-Residential Zones*.
- C. Accessory Buildings & Structures. See Table 8-3, *Dimensional & Density Standards for Accessory Buildings and Structures*.
- D. Projections into Required Yards. See Table 8-4, *Permitted Projections into Required Yards*.
- E. R-5 Traditional Neighborhood Development Zone.
 - 1. Maximum Density. The maximum gross density in a TND District is 5.5 dwelling units per acre.
 - 2. Block and lot size diversity. Street layouts shall provide for perimeter blocks that are generally in the range of 200-400 feet deep by 400-800 feet long, as feasible. Generally, in the mixed residential areas, a variety of lot sizes are encouraged in order to help provide and facilitate housing diversity and choice, and to meet the projected requirements of future residents with different housing needs.



Plan-view diagram of a street grid showing a diversity of lot (parcel) sizes.

- 3. Residential uses. See Table 8-6. Dimensional & Density Standards in Traditional Neighborhood Development Zones.
- 4. Mixed Use Areas. See Table 8-6. Dimensional & Density Standards in Traditional Neighborhood Development Zones, Mixed Use Areas.
- 5. Front Building Setback.
 - a. General. All lots shall share a frontage line with a street or square. All buildings except accessory structures shall have their main entrance onto a street or square.
 - b. Mixed Use Area. Commercial, office, civic, institutional and mixed-use structures in the mixed-use area have no minimum front yard setback, except that frontage lines shall be relatively constant for a street and at the discretion and approval of Municipal Governing Body/ Planning Commission. Commercial and civic or institutional buildings should abut the sidewalks in the mixed-use area.



Plan-view diagram showing relatively uniform building setbacks from the street right-of-way in mixed-use areas.

6. Side yard reduction.
 - a. The side yard requirement (side yard setback) for single-family detached homes may be reduced to zero feet on one side only. The other side yard requirement (side yard setback) is required to be twenty feet (20') to ensure that a minimum twenty feet (20') building to building separation is maintained with this design approach.
 - b. For all zero side yard lots, a five-foot (5') drainage and maintenance easement will be recorded on the record plan.
 - c. Fences, as specified in Section 8-2. B., are permitted, however said fence shall not be located closer than five feet (5') away from the principle structure that is not owned by the individual wishing to erect the fence unless written permission is received by the adjacent owner.
 - d. The zero side yard lots can alternate throughout the block and development as long as the twenty feet (20') building to building separation is maintained.
 - e. Permitted Projections into Required Yards as defined in Table 8-4 are permitted for all yards except the zero side (property line).
 - f. This reduction does not apply to the corner lots.
7. A minimum of 1% and a maximum 15% of the gross area of the total site shall be designated for office, civic or institutional uses.
8. A minimum of 2% and a maximum of 25% of the gross area of total site shall be designated for commercial uses. The area for the uses will be shown as gross floor area.
9. The Municipal Governing Body may, through the development review process, require the reasonable provision of screening in order to shield adjacent residential uses from commercial, office, civic and institutional structures.
10. Residential uses are not permitted on the ground floors in mixed-use buildings.
11. All applications for development in the R-5 shall be required to submit a "concept plan" pursuant to Section 4-3 and Table 4-4.
12. Annexations & R-5 Development. To help encourage and foster well planned Town growth and development through annexation in accordance with the Comprehensive Development Plan, the Town may, at its sole discretion, provide a landowner with certain incentives which are not contained in this Code. If any such incentives are offered by the Town, any such incentives shall be memorialized in the annexation agreement with the land owner seeking the annexation. In the event of any conflict between any provision contained in this Code, as may be amended, and a provision contained in an annexation agreement, the provisions of the annexation agreement shall supersede.

F. TC Town Center Zone.

1. Lot Area:
 - a. Minimum: 2,500 square feet.
2. Maximum Building Area: Individual establishments are limited to a maximum of 5,000 square feet in area. Larger establishments or expansions beyond 5,000 square feet shall require conditional use approval per the requirements in Article 6 Section 2 K.3 and Article 4 Section 8. In no case shall the maximum building footprint of an individual unit exceed 7,500 square feet and the total of building footprint of multiple units exceed 20,000 square feet.
3. Minimum Lot Width at Front Building Line: 30 feet.
4. Minimum Lot Depth: 100 feet
5. Build-to Line. The build-to line for new construction shall be:
 - a. Built to the sidewalk; or
 - b. Setback a maximum of 15 feet from the sidewalk for purposes of a plaza, square, courtyard, or outdoor dining. No parking shall be located in this area.
 - c. A minimum of 75% of the facade of any building along a public street must be constructed at the build-to line.

6. Side Yard Setback. There shall be no side yard setback required for buildings that share a party wall. The setback between buildings shall be a minimum of 10 feet (5 feet per each building) when not sharing a party wall.
7. Rear Yard Setback:
 - a. Adjoining Residential Zone: 15
 - b. Adjoining Nonresidential Zone: 10
5. Maximum Impervious Coverage: 85 percent.
6. Building Height. Buildings shall be a maximum of 3½ stories and 45 feet in height. See Article 8 Section 2 D. for exemptions in height limitations.

Section 8-2. Supplemental Dimensional & Density Standards

A. Structures to Have Access

1. Lots on which new structures are built or to which a structure is relocated must be adjacent to, or have access to, a public street.
2. Structures shall be placed on lots in a manner that provides safe and convenient access for utility servicing, fire protection, and required off-street parking.

B. Fences, Walls, Hedges & Shrubbery

1. Setbacks. Fences, walls, hedges, and shrubbery may be placed anywhere on a residential lot as long as they comply with the height limitations stated in this subsection.
2. Height limitations for fences and walls
 - a. Front property line. Fences shall not exceed 4 feet in height.
 - b. Side property line. Shall be a maximum of 4 feet in height up to the front façade of the principal structure on the lot; thereafter the maximum height shall be 6½ feet.
 - c. Corner side property line. Shall be 6 ½ feet and shall meet visibility requirements as set forth in Section 8-2, C.
 - c. Rear Property Line. Shall be 6½ feet.
3. Non-Residential Uses. The Planning Commission may allow or require fences, walls, hedges, or shrubbery that are higher than the limitations stated in this subsection. In making such a determination, the Planning Commission must find that exceeding the height limitations is necessary due to the type of use, security concerns, or the protection of adjacent properties. The Planning Commission may refer these requests to the Administrator at their discretion.

C. Visibility at Intersections within “Sight Triangle”

At street intersections, nothing shall be built, placed, planted, or allowed to grow higher than 3 feet within the “sight triangle” measured along the right-of-way line above the curb level of the intersecting streets for a distance of 20 feet from the intersection and formed by connecting the respective 20-foot distances. Obstructions existing at the time this ordinance is adopted may remain.

D. Height Limit Exemptions

The height limitations of this Ordinance do not apply to appurtenances usually required to be placed above the roof level and not intended for human occupancy. Such appurtenances include, but are not limited to, the following:

Belfries	Public monuments
Chimneys	Radio and television antennas for residential use
Cupolas	Smoke stacks
Flag poles	Spires
Ornamental towers	Water towers

- E. Landscape Screen. Screening requirements are set forth in Section 12-5. Parking lot landscape screening requirements are set forth in Section 14-2 E.10.
- F. Existing Setback
No proposed structure need have a front yard setback greater than the average setback of the two existing structures with the greatest setbacks within two hundred (200) feet on each side of the said proposed structure on the same side of the street.

Table 8-1. Basic Development Standards in Residential Zones

	R-1	R-2			R-3					R-4⁸	AO	
	Single Family	Single Family	Duplex¹⁰	Town House¹⁰	Single Family	Duplex	Town House	Multi - Family	Multi Family - Converted	Manufactured Housing	Agricultural with Single Family	Agriculture and Open Space⁵
Minimum living space (SF) ⁹	1,200	1,200	1,000 per unit	1,000 per unit	Same As R-1	1,000 per unit	1,000 per unit	800 per unit	800 per unit	900	1,200	N/A
Tract Standards												
Tract Area ¹	5,000 SF	5 Acres	7,000 SF	20,000 SF		7,000 SF	20,000 SF	40,000 SF	5,000 SF	5,000 SF	20 Acres	N/A
Maximum DUs ² Per Acre	N/A	3.0	3.0	3.0		8.0	8.0	8.0	N/A	N/A	.05	N/A
Lot Standards												
Lot Area ³ Per DU (SF ⁴)	5,000	8,000	3,000 / Unit; 6,000 / Duplex	2,000		3,000 / Unit; 6,000 / Duplex	2,000	3,000	3,000	5,000	21,780	N/A
Street Frontage (feet)	30	30	30	Interior 20 End 30		30	Interior 20 End 30	125	30	30	N/A	N/A
Lot Width at Front Bldg. Line (feet)	50	75	30 / Unit; 60 / Duplex	Interior 20 End 30		30 / Unit; 60 / Duplex	Interior 20 End 30	N/A	50	50	75	N/A
Setbacks (feet)												
Front Yard	10	15	15	15		15	15	15	15	10	15	N/A
Side Yard												
One ⁶	5	10	10	10 ¹¹		10	10 ¹¹	20	5	5	10	N/A
Sum of Both	15	20	N/A	N/A		N/A	N/A	40	15	15	20	N/A
Rear Yard	30	30	30	30		30	30	40	30	30	30	N/A
Maximum Building Height												
Stories	2 ½	2 ½	2 ½	2 ½		2 ½	2 ½	2 ½	2 ½	2 ½	2 ½	N/A
Feet ⁷	35	35	35	35		35	35	35	35	35	35	N/A
Maximum Building Coverage (% of Lot)	60%	50%	50%	60%		50%	60%	60%	60%	60%	5%	N/A
Minimum Lot Depth	100	100	100	100		100	100	100	100	100	100	N/A

Notes:

1. Tract Area is the minimum acreage or square footage needed to develop land for each dwelling unit type.
2. DU means dwelling unit.
3. Lot Area is the minimum lot size for each dwelling unit type.
4. SF means square feet.
5. The AO zone may be applied to any parcel regardless of size, if used for agriculture or open space.
6. There is a required 10' clearance between a new structure and an existing structure on an adjacent lot.
7. See building height note Section 6-2, H, 2.
8. The R-4 zone is a closed zone. Property may not be rezoned to the R-4 zone.
9. Minimum living space refers to the minimum permitted heated living area in a dwelling, excluding garages, storage areas, exterior stairwells and similar features. Minimum living space is a measurement of the actual floor area inside the unit.
10. Duplex and Townhouse dwelling units are only permitted in the R-2 Zone within a conditional use subdivision (see Article 6, Section 6-2, B). This table includes standards to be adhered under Conditional Use Option 1. See Table 8-5 for standards to be adhered to under Conditional Use Option 2.
11. End unit only.

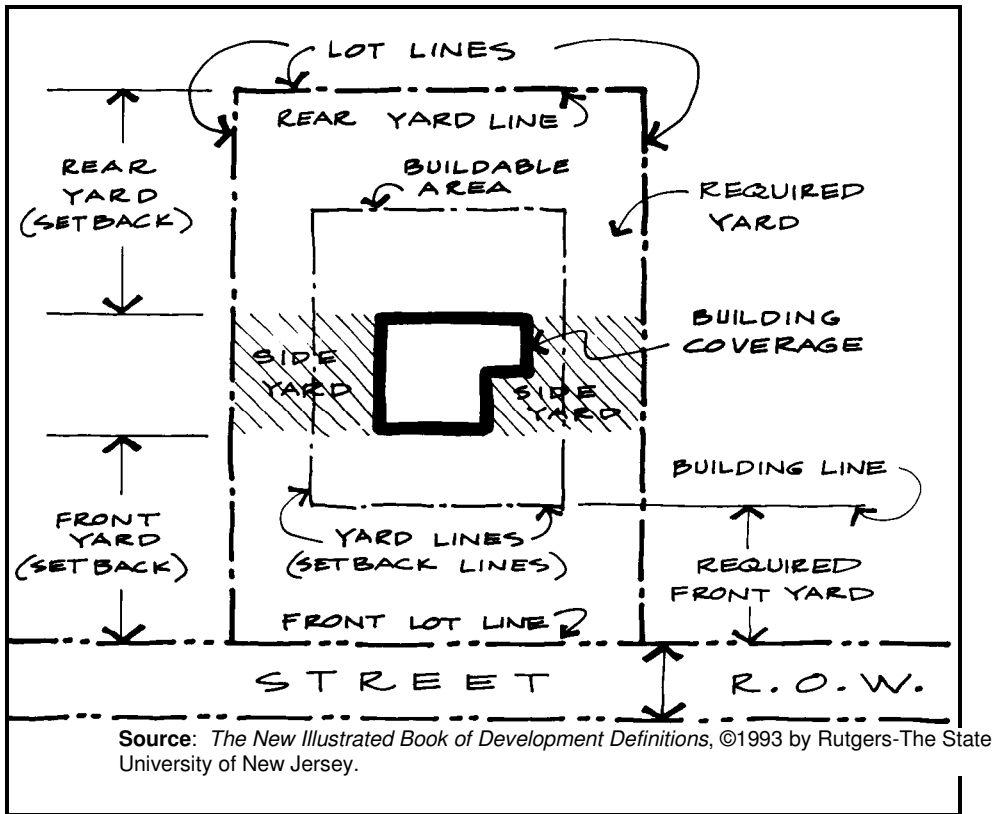


Figure 8-1. Setbacks, Building Coverage, Building Lines

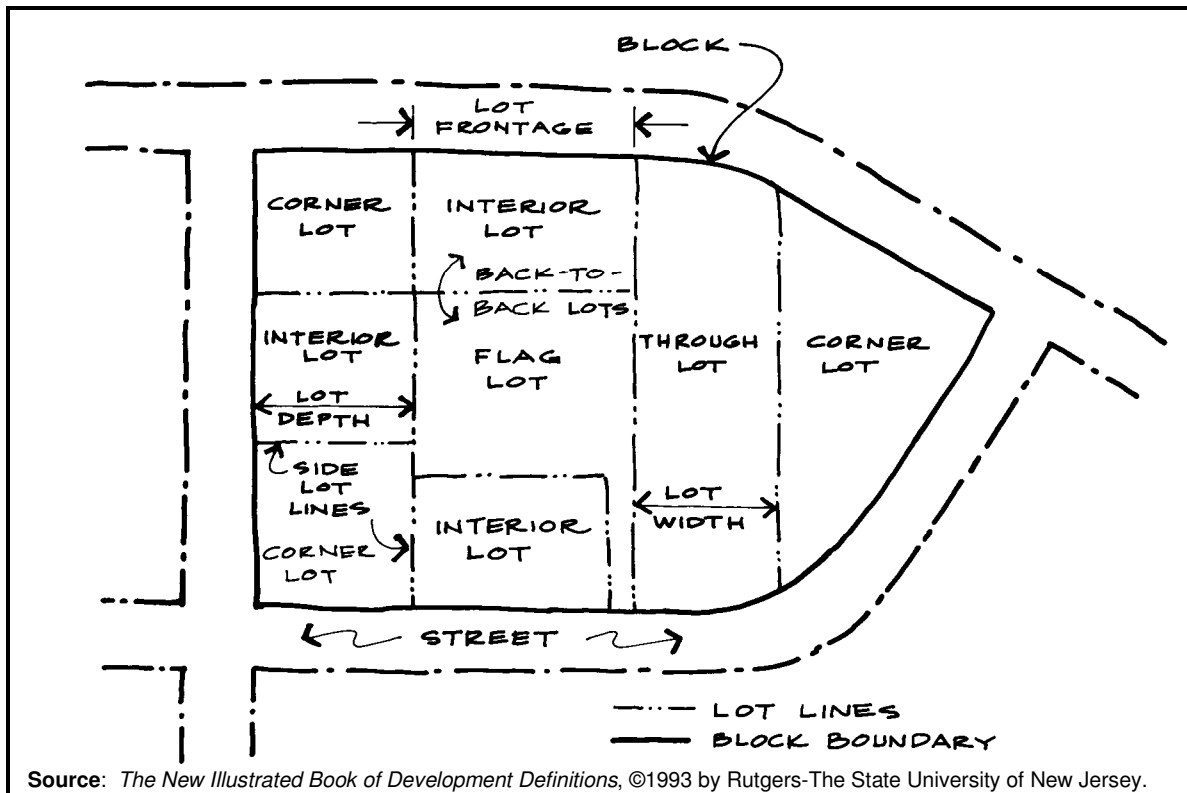


Figure 8-2. Types of Lots

Table 8-2. Dimensional & Density Standards in Non-Residential Zones

Standard	C-1	I	LI
	Commercial	Institutional	Light Industrial
Minimum Tract Area	10,850 SF	10,850 SF	10,850 SF
Street Frontage (feet)			
Lot Width at Front Building Line (feet)	30	30	50
Lot Depth (feet)	100	100	100
Setbacks (feet)			
Front	15	15	15
Side			
One	20	20	20
Sum of Both	40	40	40
Rear			
Adjoining Residential Zone	30	30	50
Adjoining Non Residential Zone	25	25	25
Maximum Building Height			
Stories	2 ½	2 ½	2 ½
Feet	35	35	35
Maximum Building Coverage (% of Lot)	50%	50%	50%
Green Area (% of Lot)	15%	15%	15%

Table 8-3. Dimensional & Density Standards for Accessory Buildings and Structures

Standard	Detached Garage	Other Detached Accessory Buildings
Location	Rear yard	Rear yard
Setbacks		
Side-interior	5 feet	5 feet
Side-corner	5 feet	5 feet
Rear	5 feet	5 feet
Distance from main building	10 feet	10 feet
Distance from dwelling on adjacent Residential Lot	20 feet	20 feet
Maximum Height	2 ½ stories or 35 feet	2 ½ stories or 35 feet
Maximum Lot Coverage	Must be included in calculation of coverage for principal building	Must be included in calculation of coverage for principal building

Table 8-4. Permitted Projections¹ into Required Yards

Type of Projection	Front Yard	Interior Side Yard	Corner Side Yard	Rear Yard
Balconies, bay windows, entrances, oriels, and vestibules less than 10 feet wide	3 feet	3 feet	3 feet	3 feet
Chimneys	2 feet	2 feet	2 feet	2 feet
Cornices and eaves	2 feet	2 feet	2 feet	2 feet
Decks, platforms, or similar raised structures	Not permitted	Not permitted	Not permitted	6 feet
Outside stairways	Not permitted	Not permitted	Not permitted	6 feet
Porches, steps, stoops, terraces, and similar features				
Open	9 feet	3 feet	3 feet	9 feet
Roof covering porches, steps, stoops, terraces	4 feet	Not permitted	Not permitted	4 feet
Enclosed, including screened-in porches	Not permitted	Not permitted	Not permitted	Not permitted

1. Projections into required yards refers to structural features and elements that are permitted, without a variance, to extend into the setbacks otherwise specified by this ordinance. These structural features and elements may be constructed *within* the required setbacks as otherwise permitted. This table provides some latitude for additional projections.

Table 8-5. Planned Unit Development Standards (R-2 Zone Conditional Use Option 2)

	PUD Proposal	Single Family	Duplex	Townhouse
Minimum Living Space, per unit (in square feet)		1,200	1,000	1,000
Tract Area	10 acres Min.			
Maximum DUs Per Acre	4.0			
Lot Area per DU (SF)		6,000	3,000 / Unit 6,000 / Duplex	2,000
Street Frontage (feet)		30 Min.	30 Min.	Interior 20 Min. End 30 Min.
Lot Width at Front Building Line		60 Min.	30 Min./ Unit 60 Min./ Duplex	Interior 20 Min. End 30 Min.
Setbacks				
Front Yard		10' Min; 15' Max	10' Min; 15' Max	10' Min; 15' Max
Rear Yard		30' Min.	30' Min.	30' Min.
Side Yard				
One		5' Min. / 10' Max	10' Min.	10' Min.
Sum of Both		15' Min. / 20' Max.	N/A	N/A
Maximum Building Height, Stories/ Feet		2 ½ / 35'	2 ½ / 35'	3 ½ / 45'
Maximum Building Coverage		50% Max	50% Max	60% Max
Minimum Lot Depth		100 feet	100 feet	100 feet

1. Lot Dimensions and yard sizes for structures not situated on subdivided, fee simple lots shall be at the discretion of the Planning and Zoning Commission and concurred by the Municipal Governing Body. Plans must detail the bulk and density standards for the proposed PUD. Once accepted by the Municipal Governing Body, these standards must be recorded with the record plat and shall govern land development in the district.

2. See Article 6, Section 6-2, B and Article 4, Section 4-8

Table 8-6. Dimensional & Density Standards in R-5 Traditional Neighborhood Development

Mix Residential Area				
	TND Proposal	Single Family	Duplex	Townhouse
Minimum Living Space, per unit (in square feet)		1,200	1,000	1,000
Tract Area	40 acres Min.			
Maximum DUs Per Acre	5.5			
Lot Area per DU (SF)		6,000	3,000 / Unit 6,000 / Duplex	2,000
Street Frontage (feet)		30 Min.	30 Min.	Interior 20 Min. End 30 Min.
Lot Width at Front Building Line		60 Min.	30 Min./ Unit 60 Min./ Duplex	Interior 20 Min. End 30 Min.
Setbacks				
Front Yard		10' Min; 15' Max	10' Min; 15' Max	10' Min; 15' Max
Rear Yard		30' Min.	30' Min.	30' Min.
Side Yard				
One		5' Min. / 10' Max ²	10' Min.	10' Min.
Sum of Both		15' Min. / 20' Max.	N/A	N/A
Maximum Building Height, Stories/ Feet		2 ½ / 35'	2 ½ / 35'	3 ½ / 45'
Maximum Building Coverage		50% Max	50% Max	60% Max
Minimum Lot Depth		100 feet	100 feet	100 feet
Mixed-Use Area				
	TND Proposal	Commercial	Office/ Civic/ Institutional	Residential above Retail/ Office
Minimum Living Space, per unit (SF)		N/A	N/A	800
Tract Area	40 acres Min.			
Lot Standards		At the Discretion of Municipal Governing Body		
Setbacks		At the Discretion of Municipal Governing Body		
Maximum Building Height, Stories/ Ft		3 ½ / 45'	3 ½ / 45'	3 ½ / 45'
Maximum Building Coverage		At the Discretion of Municipal Governing Body		
Minimum Lot Depth		At the Discretion of Municipal Governing Body		

1. Lot Dimensions and yard sizes for structures not situated on subdivided, fee simple lots shall be at the discretion of the Planning and Zoning Commission and concurred by the Municipal Governing Body. Plans must detail the bulk and density standards for the proposed TND. Once accepted by the Municipal Governing Body, these standards must be recorded with the record plat and shall govern land development in the district.

2. Side yard reductions are permitted for single-family detached dwellings as set forth in Section 8-1 E.6.

3. See Article 6, Section 6-2, J.

Article 9. Subdivision & Land Development

Section 9-1. Applicability

The provisions of this Article govern the preparation of all development plans regardless of whether they result in the subdivision of land.

Section 9-2. General Requirements

A. Conformance to Applicable Rules and Regulations

In addition to the requirements established in this Ordinance, all subdivisions shall comply with the following laws, rules, and regulations. If a subdivision plan does not comply with these laws, rules, and regulations, it may be disapproved and building permits may be withheld.

1. All applicable statutory provisions.
2. The provisions of this Ordinance, building and housing codes, and all other applicable laws of the County and State.
3. The Municipal Comprehensive Plan.
4. Standards and regulations adopted by any Municipal boards, committees, or commissions.
5. Rules, regulations, and standards of applicable County or State agencies.

B. Subdivision Name

Kent County 911 Addressing shall approve the proposed name of the subdivision. Minor Subdivisions are not required to have Subdivision Names. Major Subdivisions greater than 5 lots shall have a Subdivision Name.

C. Reference Monuments

1. Permanent reference markers shall be at such locations as approved by a registered land surveyor and represent common surveying practices.
2. Monuments of non-corrosive metal pipe, $\frac{3}{4}$ inches in diameter and not less than 24 inches in length shall be located on street right-of-way lines, at street intersections, angle points of curves, and lot and block corners. They shall be spaced so as to be within sight of each other, the site lines being wholly contained within the street lines.
3. The external boundaries of a subdivision shall be delineated by monuments of stone or concrete, not less than 30 inches in length and not less than 4 inches square or 5 inches in diameter with a suitable center point. These monuments should at all corners, at each end of all curves, at the point where a curve changes its radius and at all angle points in any line. These monuments shall be flush with the finished grade and placed at locations.

D. Character of Land

Land which the Municipal Governing Body finds to be unsuitable for subdivision or development due to flooding, improper drainage, steep slopes, rock formations, adverse earth formations or topography, utility easements, or other features, which will be harmful to the safety, health, and general welfare of the current or future inhabitants of and/or its surrounding areas, shall not be subdivided or developed unless acceptable methods are determined by the developer and approved by the Municipal Governing Body upon recommendation of the Administrator, to solve the problems created by the unsuitable land conditions. Such land shall be set aside for uses that mitigate the characteristics that make the land unsuitable for development.

Section 9-3. Lot & Block Design

A. Block Design

1. Spacing. Streets shall be spaced so that blocks meet the dimensional requirements of this Ordinance and to minimize the number of intersections with existing or proposed State-maintained roads.
2. Shape. The lengths, widths, and shapes of blocks shall be appropriate for the character of

- the Municipality, the surrounding neighborhood, and the proposed development.
3. Easements. The subdivision plan shall provide for the reservation of easements through a block to accommodate utilities, drainage facilities, or pedestrian traffic.
- B. Lot Design
1. General Requirement. Lots shall be arranged so that there will be no foreseeable difficulties, because of topography or other conditions, in securing building permits.
 2. No new residential lot lines shall be platted in any floodplain, wetland, riparian buffer, or designated open space. No new non-residential lots shall be platted in any floodplain, wetland, riparian buffer, or designated open space; however, the Planning Commission is authorized to consider and approve adjustments to this standard in accordance with Section 12-7 B. 5 through 7.
 3. Lot Access. Every lot shall abut and have access to a public street.
 4. Lot Dimensions
 - a. General. Lot dimensions shall comply with the minimum size, width, depth, and other applicable dimensional and density standards of the zone in which they are located.
 - b. Side Lot Lines. In general, side lot lines shall be at right angles to street lines or radial to curving street lines unless a deviation from this rule will produce a better street or lot plan.
 - c. Corner Lots. Corner lots shall have sufficient extra width to permit the building setback from both streets required in this Ordinance.
 - d. Depth and Width. Excessive lot depth in relation to lot width shall be avoided.
 - e. Lot Area. The area of all lots shall be the minimum required for the zone in which the subdivision is located.
 - f. Lots Used for Single-Family Homes. The size and shape of lots intended for single-family use shall be sufficient to permit the construction of garage for a single automobile.
 - g. Non-Residential. The depth and width of properties proposed for non-residential uses shall be sufficient to provide parking, loading, landscaping, and other facilities specified in this Ordinance, and other applicable requirements.
 - h. Double the Minimum Area. Where lots are more than double the required minimum area, the Municipality may require that these lots be arranged to permit further subdivision and the opening of future streets.
 - i. Drainage
 - i. Lots shall be laid out so as to provide positive drainage away from all buildings.
 - ii. Individual lot drainage shall be coordinated with the general storm drainage pattern for the area in which the subdivision is located.
 - iii. Drainage systems shall be designed to avoid concentration of storm water runoff from adjacent lots on to any single lot.
 - iv. Drainage plans must be approved and constructed according to the requirements of the Kent Conservation District and Delaware stormwater regulations.
 5. Lot Orientation
 - a. The lot line common to the street right-of-way shall be the front lot line.
 - b. All lots shall face the front line and a similar line across the street.
 - c. Wherever feasible, lots shall be arranged so that the rear line does not abut the side line on an adjacent lot.
 6. Lot Frontage
 - a. Street frontage of any lot shall be as specified in the Dimensional and Density Standards of this Ordinance measured along the right-of-way line. Where street frontage is not specified in the Dimensional and Density Standards, it shall be 30 feet.

- b. Double Frontage and Reversed Frontage Lots. Double frontage and reversed frontage lots shall be avoided except where necessary to provide separation of residential development from traffic arterials or to overcome specific disadvantages of topography and orientation.

Section 9-4. Easements

- A. Applicability
The requirements of this section shall only be construed to apply to the subdivision of land occurring after the adoption of this Ordinance.
- B. Required to Accommodate Public Utilities
 - 1. General Requirement. Easements shall be provided where necessary to meet public utility requirements.
 - 2. Along Lot Lines. All subdivision lots shall have five-foot-wide easements along all lot lines for a total easement width of at least 10 feet along a lot line common to two lots. Easements of greater width may be required along lot lines or across lots, where necessary.
 - 3. Along Perimeter Boundaries. Easements along perimeter boundaries of the subdivision shall be no less than 10 feet in width on the interior side of the boundary.
- C. Required to Accommodate Waterways and Streams
Where a proposed subdivision is traversed by any stream or waterway, the developer shall make adequate provision for the proper drainage of surface water, including the provision of easements along such waterways and streams. The width of the drainage access easement shall be of adequate width approved by the Town Engineer to provide for unimpeded flow of storm runoff and for the access of maintenance equipment. The terms of the easement shall prohibit excavation, the placing of fill or structures, and any alterations which may adversely affect the flow of stormwater within any portion of the easement. A periodic maintenance of the easement to ensure proper runoff conveyance shall be required. At the discretion of the Town Engineer, Stormwater Best Management Practices (BMPs) may be constructed within such easements.
- D. Permanent Obstructions Prohibited
No building, structure or other permanent obstruction shall be placed on any easement.

Section 9-5. Plans & Profiles

- A. Approval Required Prior to Start of Construction
Plans, profiles and specifications for the required improvements shall be prepared by the subdivider and submitted for approval by the Administrator and by the appropriate public authorities prior to construction.
- B. Required Information
The plans and profiles to be submitted for all new construction shall include the following:
 - 1. Plans and profiles of each street showing proposed grades and street intersection elevations;
 - 2. A typical cross section of proposed streets showing the width of roadways. Such cross section shall extend laterally to the point where the proposed grade intersects the existing grade, except that in no case shall less than the full width of the street right-of-way be shown;
 - 3. Construction and specification plans of proposed sanitary sewers and storm drains shall be approved by the County, the Kent Conservation District, The Delaware Department of Transportation or Town Engineer where each has jurisdiction;
 - 4. Construction and specification plans of the proposed water distribution system, showing pipe sizes and the locations of all bends, tees, change in pipe sizes, valves and fire hydrants, tested in accordance with the latest guidelines established by the American Water Works

Association-the standards of the relevant state and/or public utility agencies and the State Fire Marshal;

5. Plans and specifications for any forested buffer strips, if required.

Section 9-6. Inspections & Fees

A. Inspections, As-Built Drawings Required

All construction work on improvements required herein shall be subject to inspection and approval by the Municipal Engineer and/or other authorized individuals during and upon completion of such construction work. Upon the completion of each improvement, the subdivider shall furnish the appropriate official with an accurate and detailed description of location and the completion date of the improvement as it was actually constructed.

B. Fees for Inspections

The Municipal Governing Body shall establish a schedule of fees to be paid by the subdivider in order to reimburse the Municipality for the cost of inspecting all construction work on improvements required herein.

Section 9-7. Bonds & Guaranties

A. Performance Bond or Guarantee Required

As a condition of approval of improvement plans, the Municipal Governing Body shall require the subdivider to post a performance bond or other guaranty for any improvements required by the application of this Ordinance in an amount sufficient to construct the improvements and in a form acceptable to the Municipal Attorney. The amount of such bond shall be no less than 125% of the cost of improvements. Bonding and guaranties may be required for street and road improvements, surface drainage facilities, erosion and sedimentation control facilities, water supply facilities, sanitary sewer facilities, landscaping, forested buffer strips, open space and parks, or other improvements deemed necessary by the Municipality.

B. Additional Bonds or Guarantees Authorized

Where a public agency other than the Municipality has the authority to require performance guaranties, but in the determination of the Municipal Governing Body those guaranties are not adequate to ensure completion of improvements, the Municipal Governing Body may require additional bonds or guaranties in accordance with the provisions of Subsection A of this section.

C. Land Development Agreements

1. **Public Works Agreement.** For all Major Subdivision and Major Site Plan applications, a Public Works Agreement shall be executed between the Applicant and the Town prior to Town final approval of the Major Subdivision or Major Site Plan as specified in Article 4, Section 4-6. The Agreement shall:

- a. Guaranty on-site and off-site public facilities and improvements, and dedication of land for said improvements.
- b. Provide performance bonds or guarantees pursuant to Section 9-7 of this ordinance.
- c. Make statement that the developer will execute all the features shown on the subdivision or site plan, and said features will be constructed in accordance with the subdivision or site plan.
- d. Set forth the sequence and timing when facilities and improvements features will be completed.
- e. Make statement of dedications and responsibilities of the Town, and or other entity as applicable.
- f. Require as-built plans to be prepared by the developer for all public improvements.
- g. Provide a one year maintenance guaranty following the dedication of the improvements.

2. Annexation Agreement. Prior to annexation approval pursuant to Section 3 in the Town Charter, an Annexation Agreement may be executed between the Town and applicant for the annexation, which Agreement may address any matters that would be relevant to the subject lands, if annexed. The Annexation Agreement should establish the obligations of both parties and the conditions and contributions that the Town will exact in exchange for annexing the land. When practicable, the annexation agreement should be substantially tied to a concept plan. The Annexation Agreement may be deemed a material part of the annexation and shall be included in all subsequent steps of the annexation procedure. Items to consider in the Annexation Agreement include, but are not limited to the following:
 - a. On-site and off-site public facilities and improvements to be provided by the Applicant.
 - b. Proposed dedications of land for public facilities and improvements; as well as provision for long term care and maintenance of facilities and improvements.
 - c. Timetables and phasing for the extension and provision of public facilities and improvements.
 - d. Monetary contributions to the Town in-lieu of facilities, improvements and dedications, if any.
 - e. Environmental protection restrictions.
 - f. Easements and/ or covenants governing future land uses.
 - g. Fees incidental to the annexation.
 - h. Guaranty that development is developed in substantial compliance with the accepted concept plan.
 - i. Guaranty of zoning classification and requirements.

Article 10. Streets, Sidewalks, Curbs & Gutters

Section 10-1. Roads & Streets

A. General Requirements

1. Private Streets. Private streets are prohibited for residential uses. Private streets for non-residential subdivisions may be permitted by Municipal Governing Body.
2. Service from Public Streets. Every subdivision shall be served by a dedicated public street. There shall be no private streets platted in any subdivision.
3. Street Names
 - a. All new streets shall be named.
 - b. Street names shall be selected so as not to duplicate or closely resemble existing names within the Municipality, the same hundred, or postal district and shall be approved by Kent County 911 Addressing.
 - c. The continuation of any street shall have the same name.
 - d. The developer shall be responsible for the placement of all new street name signs.
4. Grading and Improvement Plan. Roads shall be graded and improved in conformance with the construction standards of the Delaware Department of Transportation. The Delaware Department of Transportation shall approve design specifications for state maintained roads prior to final plat approval. The Town Engineer shall approve design specifications for roads to be dedicated to the Town prior to final plat approval.
5. Classification. Each road shall be classified as either a State-maintained road or a municipal street.
6. Access to State-Maintained Roads. Where a subdivision borders on, or contains an existing or proposed State-maintained road, the State shall determine how access shall be provided from the subdivision to the State-maintained road.

B. Design Standards

1. Generally. Streets shall be laid out to create desirable building sites while respecting existing topography, minimizing street grades, avoiding excessive cuts and fills, and preserving trees.
2. Access streets, intended primarily for access to individual properties, shall be arranged to discourage their use by through traffic.
3. No curvilinear or suburban style streets shall be permitted unless it can be demonstrated that they are necessary because of exterior lot configurations, or because of topographic conditions. Streets should be constructed in a grid pattern which mimics the historic portions of the town.
4. Streets shall interconnect within a development, with adjoining development, and with existing streets. Cul-de-sacs are permitted only where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Cul-de-sac streets shall not exceed 300 feet in length.
5. Fire department access and fire lane layout shall be provided in accordance with the Delaware State Fire Prevention Regulations.
6. Collector Streets
 - a. Collector streets shall be laid out to continue existing, planned, or platted streets on adjacent tracts unless the Municipality determines:
 - i. That topography or other physical condition prevents continuation;
 - ii. That coordination between the two subdivisions is unnecessary; or
 - iii. That access between the two adjacent subdivisions should be restricted.
 - b. Access to Undeveloped Adjacent Tracts. Collector streets shall be extended to the

boundary lines of adjacent subdivisions. Temporary turnarounds shall be provided within the subdivision at the ends of the collector streets via temporary easements or other means approved by the Commission.

C. Construction Standards

1. Unless otherwise specified by this Ordinance, streets shall be designed and constructed in accordance with the Delaware Department of Transportation Standards and Regulations for Subdivision Streets and State Highway Access and Specifications for Road and Bridge Construction, latest editions and supplements. The Town Engineer shall approve the final design and specifications for roads to be dedicated to the Town prior to final plat approval.

D. General Standards for Rear Access

1. Rear access is a desirable feature which has many benefits related to community design, off-street parking, emergency service and utility access, and convenience to the homeowners. Rear access is encouraged in all residential developments, including those in the R-1, R-2, R-3, R-4 and R-5 zones. Rear access shall be required in all townhouse dwellings which contain four (4) or more units attached in a row.
2. The preferred form of rear access is a paved alley designed for vehicular access. Where required, the minimum acceptable form of rear access shall be a paved walkway or pathway that provides access to the rear of interior units in townhouse style developments. Such paved walkways are permitted in other types of residential developments when proposed as part of a comprehensive pedestrian and bikeway plan for the community or where they can be shown to benefit property owner's access to the rear of their properties.
 - a. In an R-2 PUD and R-5 TND district, at least 50% of the townhouses with four (4) units or more are required to have vehicular rear access.
3. Parking shall be prohibited within the right-of-way of any alley. All parking must be located on individual lots on parking pads, in driveways, or in garages. It shall be permissible and encouraged to access parking pads, driveways, and garages from alleys where they are provided.

E. Design Standards for Rear Access

1. An alley designed for vehicular use shall have a paved surface with a minimum width of 12 feet. The turning radii shall be designed to allow for the safe passage of passenger vehicles, service vehicles such as trash trucks, and emergency vehicles such as fire trucks.
2. If the alley is to be dedicated to the Town it shall be located in a right-of-way at least 12 feet in width. The town may require additional right-of-way not to exceed 16 feet when utilities are proposed in alleys. If the alley is not to be dedicated to the Town the alley must be common open space that is transferred to the homeowners or condominium association, which will be responsible for maintenance.
3. Walkways and pathways intended to provide access to the rear yards of townhouse style dwellings shall be a minimum of 6 feet in width and paved with a hard surface such as concrete, asphalt or a similar approved surface.
4. All walkways and pathways shall be considered common open space, and transferred to the homeowners or condominium association for maintenance. Deed restrictions shall be enacted to ensure that no fences, sheds, or other obstructions are placed in the walkway easements.
5. Any fence installed in the rear yard of a residential unit with rear access shall have a gate allowing access to the alley or rear access walkway or pathway.

F. Road Pavement Width.

1. Pavement widths for new roads shall be no less than 28 feet, unless otherwise specified by this Ordinance.

G. Design Standards for Planned Unit Developments and Traditional Neighborhood Developments.

1. Circulation Standards. The circulation system shall allow for different modes of transportation. The circulation system shall provide functional and visual links within the residential areas, mixed use area, and open space of the traditional neighborhood development and shall be connected to existing and proposed external development. The circulation system shall provide adequate traffic capacity, provide connected pedestrian and bicycle routes (especially off-street bicycle or multi-use paths or bicycle lanes on the streets), control through traffic, limit lot access to streets of lower traffic volumes, and promote safe and efficient mobility through the traditional neighborhood development.
 - i. Pedestrian Circulation. Convenient pedestrian circulation systems that minimize pedestrian-motor vehicle conflicts shall be provided continuously throughout the Traditional Neighborhood Development. Where feasible, any existing pedestrian routes through the site shall be preserved and enhanced. Sidewalks in residential areas. Clear and well-lighted sidewalks depending on projected pedestrian traffic, shall connect all dwelling entrances to the adjacent public sidewalk.
 - ii. Sidewalks in mixed-use areas.
 1. A pedestrian access way shall be provided for every customer entrance.
 2. Continuous internal pedestrian walkways, no less than five (5) feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all principal buildings on the site. Buildings shall be connected to each other and to the public sidewalk system by pedestrian walkways.
 3. For commercial or office buildings that do not front a Commercial/ Mixed-Use Collector road as set forth in Section 10-1 F.2.d., sidewalks no less than eight (8) feet in width shall be provided along the full length of the building along any facade featuring a customer entrance and along any facade abutting public parking areas. Such sidewalks shall be located at least six (6) feet from the facade of the building to provide planting beds for foundation landscaping, except where features such as arcades or entryways are part of the facade.
 4. Designated pedestrian walkways will be required to traverse the vehicular parking aisle to the minimum extent possible. Such walkways shall be located so that no customer entrance is farther than one hundred (100) feet from the nearest walkway.
 5. Walkways shall connect focal points of pedestrian activity such as, transit stops, street crossings, building and store entry points, and parking areas. The walkways should feature adjoining landscaped areas that include trees, shrubs, benches, planting beds, ground covers or other such materials to enhance the appearance of the walkway areas.
 6. All internal pedestrian walkways in the parking lot area shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.
 - iii. Curb extensions at intersections in the mixed-use area are required when on street parking is provided.
 - iv. Disabled Accessibility. Sidewalks shall comply with the applicable requirements of the Americans with Disabilities Act.
 - v. Crosswalks. Intersections of sidewalks with streets shall be designed with clearly defined edges. Crosswalks shall be well lit and clearly marked with contrasting paving materials at the edges or with striping.
- b. Bicycle Circulation. Bicycle circulation shall be accommodated on streets and/or on dedicated bicycle paths. Where feasible, any existing bicycle routes through the site shall be preserved and enhanced. Facilities for bicycle travel may include off-street

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- bicycle paths (generally shared with pedestrians and other non-motorized users) and separate, striped, bicycle lanes on streets.
- c. **Public Transit Access.** Where public transit service is available or planned, convenient access to transit stops shall be provided. Where transit shelters are provided, they shall be placed in highly visible locations that promote security through surveillance, and shall be well lighted.
 - d. **Motor Vehicle Circulation.** Motor vehicle circulation shall be designed to minimize conflicts with pedestrians and bicycles. Traffic calming features such curb extensions, traffic circles, and medians may be used to maintain required operating speeds.
2. **Street Hierarchy.** Each street within a traditional neighborhood development shall be classified according to the following:
- a. **Alley.** See Article 10, Section 10-1.D.1. These streets provide secondary access to residential properties where street frontages are narrow, where the street is designed with a narrow width to provide limited on-street parking, or where alley access development is desired to increase residential densities. Alleys may also provide delivery access, trash and recycling pick-up, or alternate parking access to commercial properties. Alleys may also be used for utility placements, such as electric, cable, gas, among others. Building frontage shall not be provided on an alley. An intersection between an alley and a street does not establish a corner lot as defined herein.
 - b. **Local Residential.** A local residential street shall be used for streets serving access to less than 50 dwelling units (Less than 500 ADT). This street provides primary access to individual residential properties in residential neighborhood areas. Traffic volumes are relatively low, with a design speed of 20 mph.
 - c. **Residential Collector.** A residential collector street shall be used for streets serving access to 50-300 dwelling units-(501 to 3000 ADT). This street connects streets of lower and higher function. Design speed is 25 mph.
 - d. **Commercial/ Mixed-Use Area Boulevard.** A commercial/ mixed-use area boulevard shall be used for streets serving access to more than 300 dwelling units (over 3001 ADT). This street provides access to commercial or mixed-use buildings, but it is also part of the Town's major street network. On-street parking, whether diagonal or parallel, helps to slow traffic. Additional parking is provided in lots near the buildings.

3. Street Design Standards.

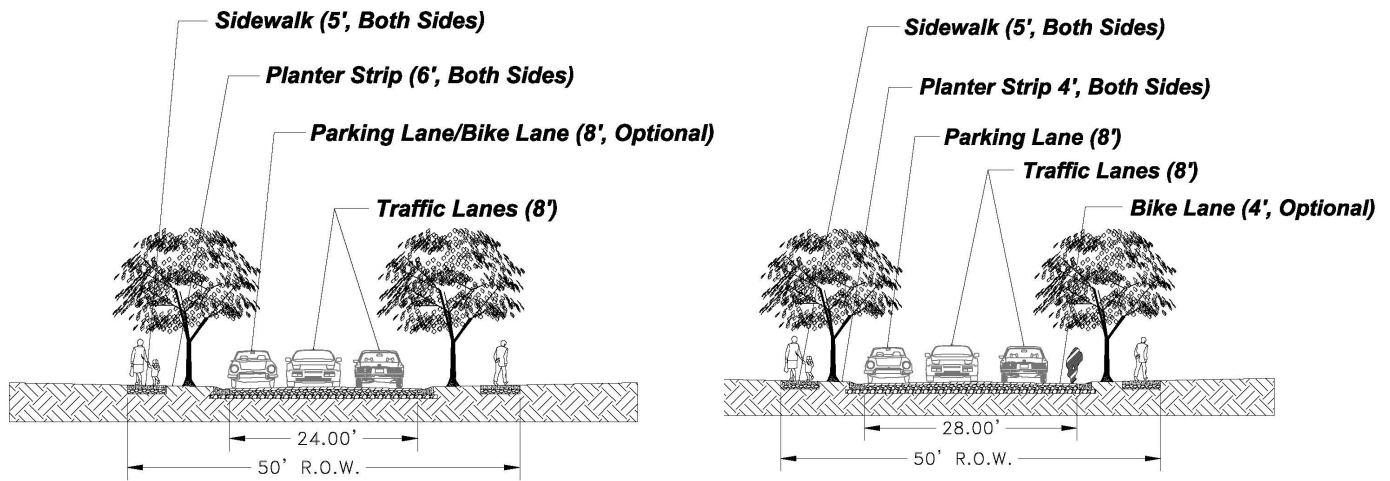
a. Alley.

i. Pedestrian Access

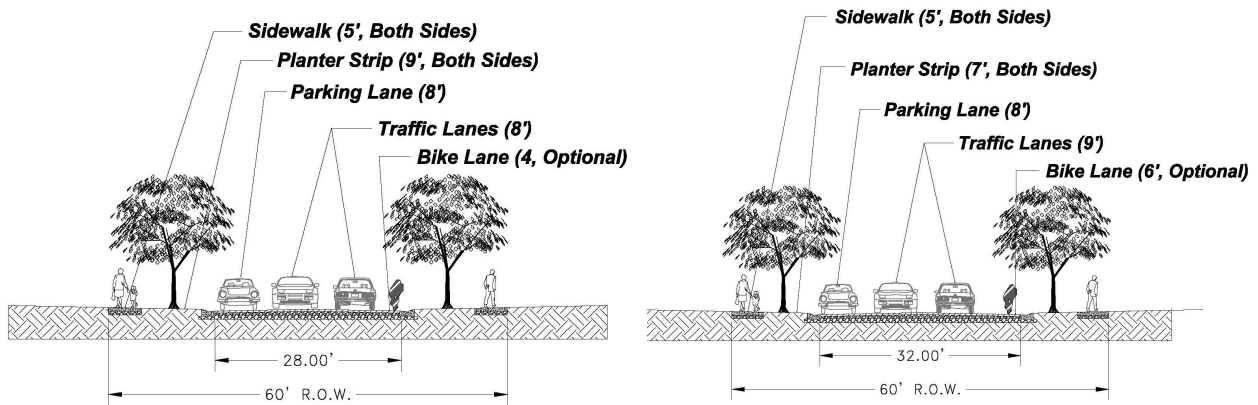
Alley Design Standards – Pedestrian Access	
Total Alley Right of Way Width	6 feet maximum
Pavement width	6 feet
Traffic movement	Pedestrian Access Only
Travel lane width	N/A
Design speed	N/A
Parking	N/A
Curb type	N/A
Curb radius	N/A
Sidewalk width	None
Utility/ Planter Strip width	N/A
Landscaping	N/A

ii. Vehicular Access

Alley Design Standards – Vehicular Access	
Total Alley Right of Way Width	16 feet maximum
Pavement width	12 feet minimum
Traffic movement	Two-way with queuing
Travel lane width	8 to 10 feet
Design speed	5 to 10 mph
Parking	Driveway/Garage
Curb type	Pavement may be edged with a 1 foot concrete band flush with pavement. (optional)
Curb radius	5 feet (Alley – Driveway)
Sidewalk width	None
Utility/ Planter Strip width	2 feet for utilities
Landscaping	None

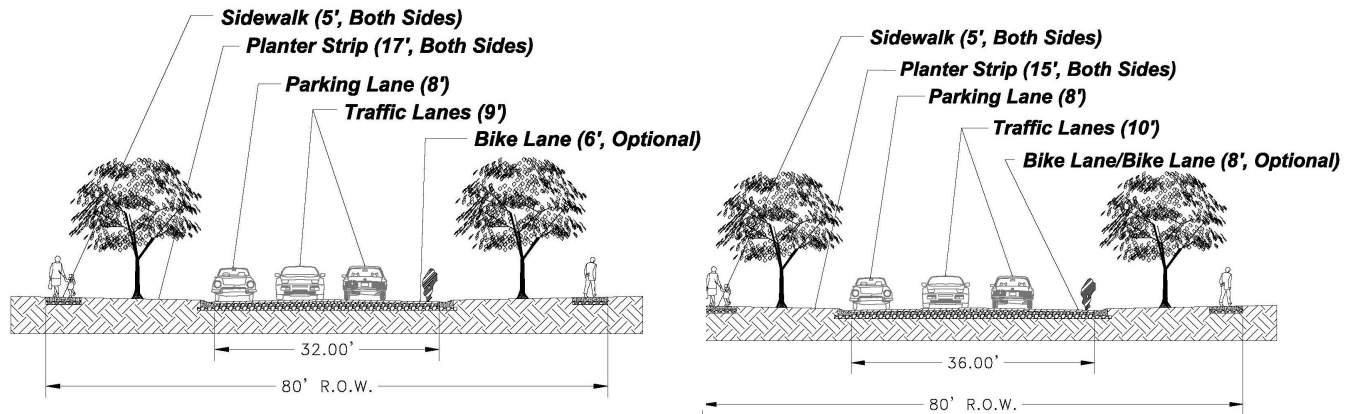
b. Local Residential.

Local Residential Street Design Standards	
Total right-of-way width	50 feet
Pavement width	24 to 28 feet
Traffic movement	Two-way
Travel lane width	8 feet
Bike lane width	4 feet (optional)
Design speed	15 to 20 mph
Parking	Driveway / Garage / On Street
Intersection types allowed	T-intersections, 4-Way Intersections
Curb type	Integral P.C.C. Curb & Gutter Type 2 in Delaware Department of Transportation's Standard Construction Details
Curb radius	15 feet minimum
Sidewalk width	5 feet, both sides
Planter strip width	4 to 6 feet, both sides
Landscaping	Per Section 12-6. Landscaping & Tree Preservation.

c. Residential Collector.

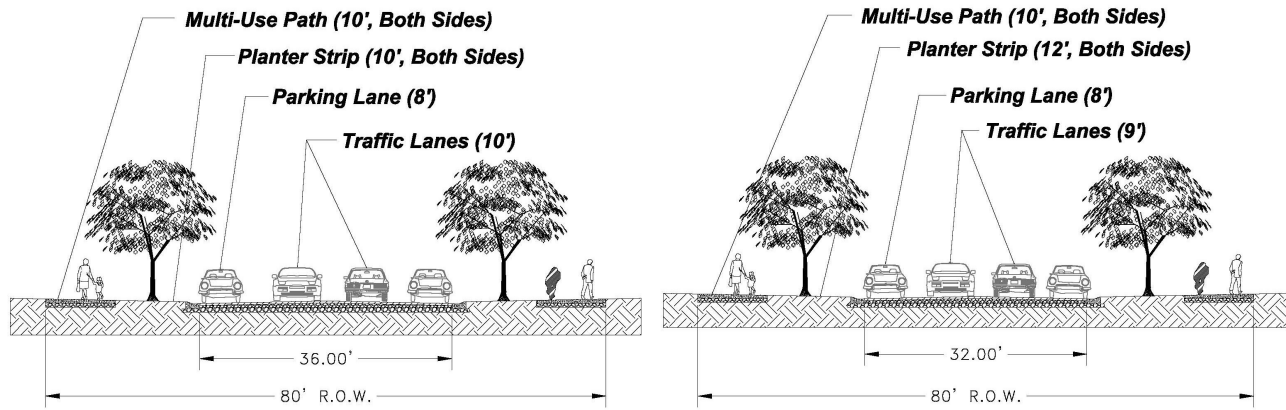
Residential Collector Design Standards	
Total right-of-way width	60 feet
Pavement width	28 to 32 feet
Traffic movement	Two-way
Traffic lane width	8 feet each
Bike lane width	4 to 6 feet (optional)
Design speed	25 mph
Parking lane	8 feet
Intersection types allowed	T-intersections and 4-Way Intersections
Curb type	Integral P.C.C. Curb & Gutter Type 2 in Delaware Department of Transportation's Standard Construction Details
Curb radius	20 feet minimum
Sidewalk width	5 feet, both sides
Planter strip width	7 to 9 feet, both sides
Landscaping	Per Section 12-6. Landscaping & Tree Preservation

d. **Commercial/ Mixed-Use Area Collector.**
i. **No Island, With 5' Sidewalks**



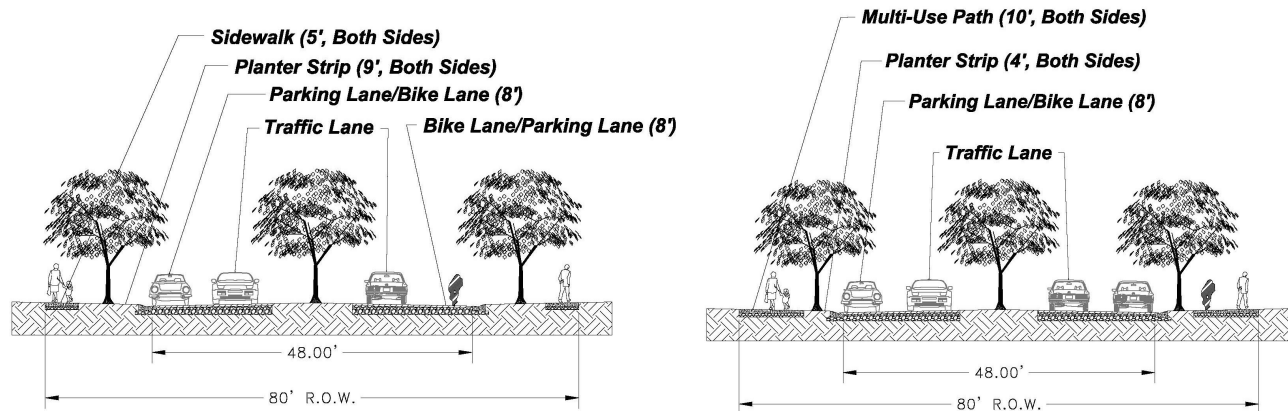
Commercial/ Mixed-Use Area Street Design Standards	
Total right-of-way width	80 feet
Pavement width	32 to 36 feet
Traffic movement	Two-way
Traffic lane width	10 feet
Bike lane width	4 to 6 feet on one side, when a bike lane is required by the review authority
Design speed	25 mph
Parking	On-street both sides (if no bike lane), 8-feet wide
Intersection types allowed	T intersection, 4-way, as per Section 10-1. B-1.
Curb type	Integral P.C.C. Curb & Gutter Type 2 in Delaware Department of Transportation's Standard Construction Details
Curb radius	25 feet minimum
Sidewalk width	5 feet, both sides, with bump-outs at intersections, and mid-block crossings where approved.
Planter strip width	15 to 17 feet
Landscaped median width	None.
Landscaping	Per Section 12-6. Landscaping & Tree Preservation

ii. No Island, With 10' Multi-Use Paths



Commercial/ Mixed-Use Area Street Design Standards	
Total right-of-way width	80 feet
Pavement width	32 to 36 feet
Traffic movement	Two-way
Traffic lane width	10 feet
Bike lane width	Part of 10' Wide Multi-Use Path
Design speed	25 mph
Parking	On-street both sides, 8-feet wide
Intersection types allowed	T intersection, 4-way, as per Section 10-1. B-1.
Curb type	Integral P.C.C. Curb & Gutter Type 2 in Delaware Department of Transportation's Standard Construction Details
Curb radius	25 feet minimum
Sidewalk width	Part of 10' Wide Multi-Use Path, with bump-outs at intersections, and mid-block crossings where approved.
Planter strip width	10 to 12 feet
Landscaped median width	None.
Landscaping	Per Section 12-6. Landscaping & Tree Preservation

iii. 12' Landscape Island

**Commercial/ Mixed-Use Area Street Design Standards**

Total right-of-way width	80 feet
Pavement width	36 feet
Traffic movement	Two-way
Traffic lane width	10 feet
Bike lane width	8' Wide or Part of 10' Wide Multi-Use Path
Design speed	25 mph
Parking	On-street one side or both sides w/ Multi-Use Path, 8-foot wide
Intersection types allowed	T intersection, 4-way, as per Section 10-1. B-1.
Curb type	Integral P.C.C. Curb & Gutter Type 2 in Delaware Department of Transportation's Standard Construction Details
Curb radius	25 feet minimum
Sidewalk width	5' Wide both sides or Part of 10' Wide Multi-Use Path, with bump-outs at intersections, and mid-block crossings where approved.
Planter strip width	4 to 9 feet
Landscaped median width	12 feet
Landscaping	Per Section 12-6. Landscaping & Tree Preservation

4. **Street Layout.** The traditional neighborhood development should maintain the existing street grid, where present, and restore any disrupted street grid where feasible. In addition:
- a. **Intersections** shall be at right angles whenever possible, but in no case less than 75 degrees. Low volume streets may form three-way intersections creating an inherent right-of-way assignment (the through street receives precedence) which significantly reduces accidents without the use of traffic controls.
 - b. **Corner radii.** The roadway edge at street intersections shall be rounded by a tangential arc with a radius as required in Section 10-1 F.3 of this Article for each street type. When two of the different street types identified in Section 10-1 F.3 of this Article intersect, the intersection design shall comply with the standard for the wider street type. A larger radius may be created through stabilized surface in corners.
 - c. **Driveways** to individual residential lots shall be prohibited along Boulevards or Commercial / Mixed Use Area Boulevard. Curb cuts shall be limited to intersections with other streets or access drives to parking areas for commercial, civic or mix residential uses. Clear sight triangles shall be maintained at intersections, as specified in Section 8-2 C. herein, unless controlled by traffic signal devices.
 - d. **The orientation of streets** should enhance the visual impact of common open spaces and prominent buildings, create lots that facilitate passive solar design, and minimize street gradients. All streets shall terminate at other streets or at public land, except local streets may terminate in stub streets when such streets act as connections to future phases of the development. Local streets may terminate other than at other streets or public land when there is a connection to the pedestrian and bicycle path network at the terminus.

Section 10-2. Sidewalks

- A. Requirement
Sidewalks are required in all subdivisions on both sides of the street. Sidewalks shall be dedicated as part of the right-of-way of all streets.
- B. Design
 - a. Sidewalks shall be 5' wide and separated from the curb or edge of roadway by a 3' wide landscape strip. For redevelopment projects with limited right-of-way width, the Planning Commission may approve alternative designs.
 - b. Sidewalks shall comply with federal requirements of the Americans with Disabilities Act (ADA).
 - c. At least one accessible route shall be provided within the boundary of the site from the public streets or sidewalks to an accessible building entrance.
 - d. An accessible route shall be provided from the accessible parking spaces and passenger loading zones to an accessible building entrance.
 - e. Accessible curb ramps shall be placed at all pedestrian crossing movements at an intersection.
- C. Construction Standards
Sidewalks shall be constructed according to applicable State standards.

Section 10-3. Emergency Access

- A. General

1. New developments shall be designed to provide emergency access to the units in accordance with Delaware State Fire Prevention Regulations.
 2. Parking in new developments shall be designed in accordance with Article 14 and in a manner which will minimize the chance that parked vehicles will block rear access points, cul-de-sacs or other approved turn around areas.
- B. Emergency Access Required
1. Alleys as defined in this article are required to be installed to provide rear access to any townhouse unit in which more than four (4) units in row are attached.
 2. All fences installed in the rear yards of townhouses and multi-family units shall be a maximum of 4 feet high, and provided with a gate to allow access to the rear of the structure.

Section 10-4. Curbs & Gutters

- A. Requirement
Curbs and gutters may be required for the purposes of drainage, safety, and the delineation or protection of pavement edges.
- B. Design
Curb and gutter design shall be governed by the type of street on which they border.
- C. Construction Standards
Unless otherwise specified by the Town, curb and gutter shall be Integral Portland Cement Curb and Gutter Type 2 (rolled curb) in the Delaware Department of Transportation's Standard Construction Details. Where appropriate, the Town may specify Integral Portland Cement Concrete Curb and Gutter Type 3.

Article 11. Utilities

Section 11-1. General Requirements

- A. General
 - 1. New developments in the R-2, R-3, R-4, R-5, and TC zones shall be designed to the maximum extent possible to consolidate and coordinate utility placement and access for trash collection and other services.
 - 2. The purpose of this section is to enable utilities and services to be provided in an efficient manner which is also aesthetically pleasing.
- B. Connections Required
 - 1. Provision shall be made for each lot and principal use in the Municipality to be individually connected to those utility services available in the Municipality at the time of development or subdivision.
 - 2. Developers/subdividers shall provide required utilities at their expense and dedicate them to the Municipal, County, or other entity as applicable.
- C. Location
 - 1. Connections. The subdivider shall install underground service connections to the street property line of each platted lot at his/her expense.
- D. Easements
 - 1. Easements shall be provided for public and private utilities.
 - 2. Easements shall be at least 20 feet wide.
 - 3. The subdivider or developer and/or the applicable utility companies shall coordinate the establishment of utility easements established in adjoining properties.

Section 11-2. Public Utilities

- A. Requirements
 - 1. In new dwelling units constructed with alley access, public utility equipment (such as gas meters, electric meters, telephone boxes etc.) shall be installed in the rear of the units.
 - 2. The Planning Commission may require additional right-of-way in alleys to facilitate utility locations to the rear of units. In no case may the commission require right of way in excess of 16 feet. Utility easements may also be used in lieu of additional right-of-way.
 - 3. In new dwelling units without rear access, public utility equipment located on the front of units shall be screened from public view by landscaping, fencing, or some other method.
 - 4. Attached and multi-family dwelling units in under common ownership or condominium ownership are required to consolidate public utility equipment in a centralized location on the structure. This equipment shall be screened from public view by landscaping, fencing, or some other method.

Section 11-3. Water Facilities

- A. Requirements
 - 1. Connection to municipal water system is required.
 - 2. The developer shall install water service connections from the main to the street property line, including a meter and pit, of each platted lot at his/her expense.
 - 3. Construction and specification plans of the proposed water distribution system, showing pipe sizes, material of construction and the locations of all bends, tees, change in pipe sizes, valves and fire hydrants, shall be in designed and tested in accordance with the latest guidelines established by the American Water Works Association, the standards of the relevant state and/or public utility agencies and the State Fire Marshal.

Section 11-4. Wastewater Facilities**A. Requirements**

Each lot and each principal use in the Municipality shall be provided with a connection to wastewater facilities according to the following guidelines:

1. Connection to a sanitary sewer collection and transmission system shall be required.

B. Design and Construction Standards

1. Subdivisions connected to a sanitary sewer collection and transmission system shall be designed and constructed in accordance with the requirements of the County.

Section 11-5. Lighting**A. Requirement**

Any lighting shall be directed towards the ground of the property it is intended to illuminate and shall not shine avoidable amounts of light on adjacent properties or create conditions of glare for adjacent properties.

Section 11-6. Trash Collection**A. Requirements**

1. Developers are required to submit information to the Planning Commission detailing how trash collection will be accomplished in new developments in the R-2, R-3, R-4 and R-5 zones.
2. Individual trash receptacles may not be stored outside in the front of attached or multi-family dwelling units. It is acceptable to store trash receptacles inside of front loaded garages.
3. If alleys are provided, trash collection from the rear of the units is encouraged.
4. In attached dwelling units without alley access, provisions should be made to enable trash collection from locations easily accessible to rear access walkways or pathways. Provisions should also be made to allow the residents of interior units to store their trash containers in their rear yards.

Section 11-7. Other Utilities**A. General Requirement**

Provision shall be made for each lot and principal use in the Municipality to be connected to utility services, including but not limited to, gas, electricity, telephone, fiber optic, and cable television.

B. Electric and Telecommunications

1. Electrical and telephone wires and cables, both main and service lines, shall be placed underground in accord with the rules and specifications of the Public Service Commission laws on utility service in developments and any applicable ordinances of the County.
2. All main underground cables that are within the right-of-way of a street shall be located as specified by the Municipality or DelDOT, where they have jurisdiction. Underground electric and telephone lines may be located in front yards. Where alleys are used, the utilities should, if possible, be located in the alleys.

C. Gas or Other Underground Utilities

Gas or other underground utilities should be planned in coordination with other utilities and easements for all utility locations.

Article 12. Environmental Protection Standards**Section 12-1. Water Resource Protection Areas****A. Wellhead Protection Areas**

Definition. Wellhead water resource protection areas are surface and subsurface areas surrounding public water supply wells or wellfields where the quantity or quality of groundwater moving toward such wells or wellfields may be adversely affected by land use activity. Such activity may result in a reduction of recharge or may lead to introduction of contaminants to groundwater used for public supply ("wellhead").

B. Regulations Governing Development

Areas within three hundred (300) feet of the well shall be one hundred (100) percent open space.

1. The natural runoff flowing into wellhead areas shall be allowed and all new stormwater runoff shall be diverted around the wellhead protection areas whenever possible.
2. The stormwater system's discharge to wellhead WRPAs shall be by sheet flow through grassland or discharge from a stormwater management facility having a wetland or aquatic bench. Stormwater runoff from all parking areas shall be directed to a stormwater management facility before it is discharged into a wellhead WRPA.
3. Within the wellhead area, impervious surfaces shall be limited to the buildings and access associated with the well and distribution and treatment facilities and their maintenance.
4. The minimum lot area for a proposed public water supply well and related facility drawing from a confined aquifer shall be 1 acre and the minimum lot area for a public well drawing from an unconfined aquifer shall be 2 acres.
5. Underground storage tanks containing petroleum or any hazardous substances listed in 40 CFR 116 in an aggregate quantity equal to or greater than a reportable quantity as defined in 40 CFR 117 shall not be permitted in a designated wellhead area.
6. Hazardous waste storage, treatment and disposal facilities, and sanitary, and industrial facilities as defined in *Delaware Regulations Governing Hazardous Waste* shall be permitted in wellhead areas.
7. Where possible, groundwater recharge shall be encouraged within the wellhead protection areas by replacing turf grass with low-maintenance cool or warm season grasses, shrubs and/or trees.

C. Excellent Recharge Areas

Definition. A recharge area is a water resource protection area designated as having the best potential for groundwater recharge. Recharge areas possess high percentages of sand and gravel that have "excellent" potential for recharge as determined through a Stack Unit Mapping Analysis performed originally by the Delaware Geological Survey. Recharge areas were delineated using methodology described in the following report: Delaware Geological Survey; Open File Report No. 34 entitled "Methodology for Mapping Ground – Water Recharge Areas in Delaware's Coastal Plain," dated August 1991.

D. Regulations Governing Development

Underground storage tanks containing petroleum products or any hazardous substances listed in 40 CFR 116 in an aggregate equal to or greater than a reportable quantity as defined in 40 CFR 117 may be constructed with double containment in accordance with the Delaware Standards for Underground Storage Tanks.

Section 12-2. Drainage**A. Natural Drainage System Utilized to Maximum Extent Feasible**

1. To the extent practicable, all development shall conform to the natural contours of the land. Natural and preexisting man-made drainage ways shall remain undisturbed.

2. To the extent practicable, lot boundaries shall be made to coincide with the natural and preexisting man-made drainage ways within subdivisions to avoid the creation of lots that can be built upon only by altering such drainage ways.
- B. Proper Drainage Required
 1. All developments, lots, and properties shall be provided with a drainage system that is adequate to prevent the undue retention of surface water on the site.
 2. Surface water may not be channeled or directed into a sanitary sewer.
 3. Whenever practicable, the drainage system of a development shall coordinate with and connect to the drainage systems or drainage ways on surrounding properties or streets.

Section 12-3. Permanent Stormwater Management

- A. Requirement

Developments shall be constructed and maintained so that adjacent properties are not unreasonably burdened with surface waters as a result of such development.

 1. No development or property may be constructed or maintained in a way that such development or property unreasonably hampers the natural flow of water from higher adjacent properties across the development or property thereby unreasonably causing substantial damage to the higher adjacent property.
 2. No development or property may be constructed or maintained so that surface waters from such development or property are unreasonably collected and channeled onto lower adjacent properties at such locations at such volumes as to cause substantial damage to the lower properties.
 3. All stormwater management systems shall be approved by the Kent Conservation District and constructed in accordance with Delaware state regulations.
- B. Design and Construction
 1. Stormwater drainage systems shall be separate from and independent of sanitary sewage systems.
 2. Stormwater drainage systems shall be designed and constructed in accordance with standards and specifications of the Kent Conservation District.
 3. Off-Site Runoff
 - a. Where subdivision and/or development results in increased quantities of stormwater runoff leaving the area to be developed, the subdivider shall demonstrate that off-site drainage improvements are adequate to handle the additional water and that all new or expanded swales, pipes or other off-site improvements are located in dedicated easements which permit efficient access for maintenance purposes.
 - b. Standards for assessing the adequacy of off-site drainage systems shall be those established by the Kent Conservation District or by the State Department of Transportation where it has jurisdiction.

Section 12-4. Erosion & Sediment Control

- A. Requirement

Development plans shall include adequate provision for controlling temporary flooding, soil erosion, and sediment during construction and after construction is completed.
- B. Design and Construction
 1. All development or land disturbing activity is subject to the requirements of the Delaware Erosion and Sediment Control Handbook.
 2. Top Soil. No top soil shall be removed from a site or used as spoil. Top soil moved during the course of construction shall be redistributed so as to provide at least 6 inches of cover to all areas of the subdivision and shall be stabilized by seeding and planting.

Section 12-5. Screening

The Municipal Governing Body may, through the development review process, require the reasonable provision of screening in order to shield neighboring properties from the adverse effects of a development.

Section 12-6. Landscaping & Tree Preservation

- A. Trees Along Dedicated Streets
 - 1. Municipal Streets. The developer shall plant or retain sufficient trees between the paved portion of the street and the sidewalk.
 - a. One (1) deciduous tree, whose trunk will be at least 12 inches in diameter when fully mature, shall be placed every 40 feet.
 - b. The trees to be planted shall be those that can generally be expected to thrive in the area and shall not have a root system that will damage adjacent sidewalks, underground infrastructure or the streets themselves. Street trees shall be selected from the list found in Appendix 1.
- B. Protection & Retention of Large Trees
 - 1. All properties in the municipality shall retain all existing trees that are located in the front yard, which equals or exceeds the following diameter size:
 - a. 24" diameter for deciduous trees such as but not limited to oaks, hickories, yellow poplars and sweet gums.
 - b. 10" diameter for evergreen trees such but not limited to pines
 - c. 6" diameter for trees other than deciduous and evergreen trees, including but not limited to trees such as dogwoods, hollies, cedars, or ornamentals such as crape myrtle.
 - 2. A protected tree as specified above may be removed if the retention of such tree would, according to the Planning Commission's determination, unreasonably burden the property owner. The Applicant bears the responsibility of proof that the requirement places an unreasonable burden to achieve the goals and intent of this ordinance. The Planning Commission must find that at least one of the following criteria is satisfied with respect to each protected tree designated for removal:
 - a. In the case of an application for a building or demolition permit or for approval of a site plan or subdivision, the tree is located within the net buildable area of a given lot, and it is evident that all reasonable measures were taken to design around said tree;
 - b. The tree is located within an existing or proposed public utility company right-of-way and relocation of such right-of-way is not reasonably practicable;
 - c. The tree is located within an existing or proposed public easement, stormwater management tract or facility;
 - d. The tree is located where it creates or will create a safety or health hazard or nuisance with respect to existing or proposed structures or vehicles or pedestrian routes,
 - f. The tree is determined by the Town to be dead, significantly diseased, severely injured or in danger of falling; or
 - g. The tree prevents reasonable development of a lot that is otherwise permissible under Town Ordinances. However, a tree removal permit shall not be granted where the applicant has failed to design and locate the proposed improvements, demolition or subdivision so as to minimize the removal of trees consistent with the permitted use of the lot.
 - h. In the event any party is aggrieved by a decision of the Planning Commission regarding a protected tree, the party has the right of appeal to the Municipal Governing Body.

3. No excavation or subsurface disturbance may be undertaken within the drip line of any tree 10 inches in diameter or more, and no impervious surface may be located within 12.5 feet, measured from the center of the trunk, of any tree 18 inches in diameter or more unless compliance with this subsection would, according to the Planning Commission's determination, unreasonably burden the property owner. For purposes of this subsection, a drip line is defined as a perimeter formed by the points farthest away from the trunk of a tree where precipitation falling from the branches of that tree lands on the ground.
 3. The Planning Commission may recommend and the Municipal Governing Body may approve a reduction in the retention of existing trees 10 inches in diameter or more where deemed appropriate to encourage a R-2 Planned Unit Development and a R-5 Traditional Neighborhood Development in a designated growth area. The Applicant bears the responsibility of proof that the requirement places an unreasonable burden to achieve the goals and intent of this ordinance. If the Municipal Governing Body finds that the applicant has established that the requirement imposes an unreasonable burden on the applicant, such finding, and the factual support therefore, must be specifically set forth in the public works agreement and/ or annexation agreement.
- C. Tree Planting on Lots
1. The developer shall plant at least two trees on each new lot.
 2. These trees shall be in place before the time that a certificate of occupancy is issued for the structure on that lot.
 3. The trees shall be selected from the list found in Appendix 1, and shall not be invasive or nuisance species.
 4. The Planning Commission may recommend and the Municipal Governing Body may approve three (3) shrubs in lieu of one (1) required new tree planting where deemed appropriate to encourage a R-2 Planned Unit Development and a R-5 Traditional Neighborhood Development in a designated growth area. If the Municipal Governing Body finds that the applicant has established that the requirement imposes an unreasonable burden on the applicant, such finding, and the factual support therefore, must be specifically set forth in the public works agreement and/ or annexation agreement.
- D. Tree Planting in Open Space
1. The developer shall plant at least one tree per 3,000 square feet of land area in all active open space areas.
 2. These trees shall be in place before the time that the Town accepts the public improvements (streets and utility infrastructure) for dedication.
 3. The trees shall be selected from the list found in Appendix 1, and shall not be invasive or nuisance species.
 4. Tree planting and reforestation is encouraged in passive open space areas.

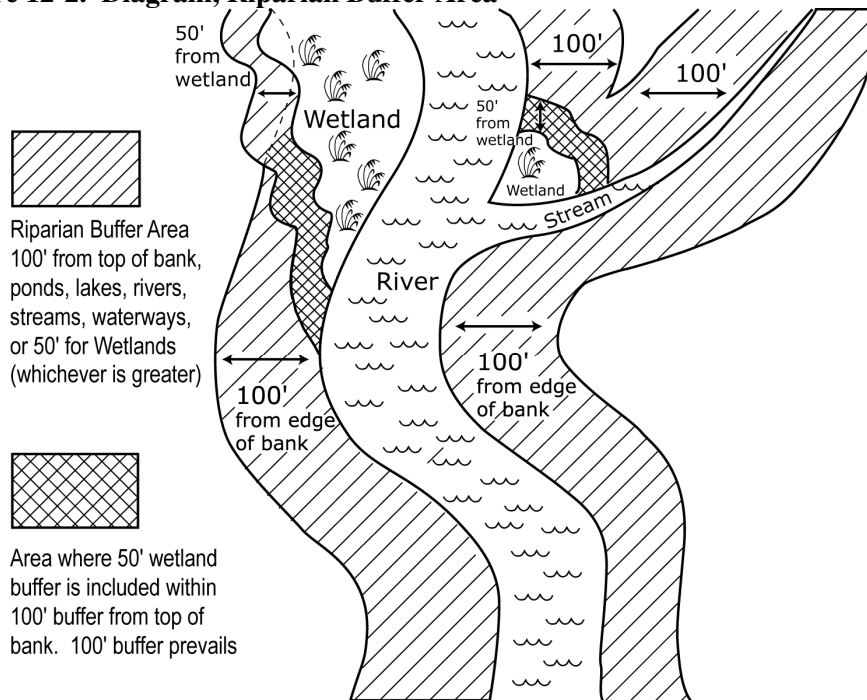
Section 12-7. Riparian Buffer Areas (RBA)

- A. Minimum Riparian Buffer Area Requirement
1. RBAs are to be established and permanently protected within all new development via dedication to the town, deed restriction or conservation easement.
 2. The RBA shall extend a minimum of the following and whichever is greater:
 - a. One hundred (100) feet from the shoreline, as defined by the mean high-water line, of any tidal water body, tidal stream, or tidal marsh; or
 - b. One hundred (100) feet from the top of bank of any stream or waterway; or
 - c. Fifty feet (50) beyond any wetland.
 3. The RBA shall contain no lot lines, structures or infrastructure such as stormwater facilities. However, as appropriate and determined by the Planning Commission, the riparian buffer

- may contain walking trails.
4. The riparian buffer, and other associated open space, shall be demarked with permanent markers to ensure against encroachment.
 5. The Planning Commission is authorized to consider and approve adjustments to these minimum standards and dimension. In order to grant these adjustments the Planning Commission must determine that they will result in superior urban design or waterfront redevelopment.
 6. The Planning Commission is authorized to consider and approve minor adjustments to these minimum standards and dimensions to accommodate for necessary road crossings, topography, existing structures and similar conditions on a parcel. Such adjustments shall not impact more than 10% of the riparian buffer area required under the minimum standards in this ordinance.
 7. The riparian buffer requirement shall not deny a landowner to make a reasonable use of property. The Planning Commission is authorized to consider and approve adjustments to the standards and dimensions for properties that existed in town boundaries prior to January 1, 2000. In order to grant these adjustments the Planning Commission must determine what development constitutes reasonable use and that the use does not lead to unreasonable alteration of the riparian corridor.
 8. Existing Structures that are within the designated riparian buffer area may be reconstructed on the same footprint provided that construction commences within twelve months time of said destruction.
- B. Establishment and Maintenance
1. Where native vegetation is not present, the RBA must be reforested with native species according to Table 12-1.
 2. No vegetation shall be removed from the RBA, except for removal of invasive and exotic species and hazardous trees.
 3. A transition zone, consisting of scrub/shrub vegetation or low maintenance warm or cool season grass is encouraged between forested RBA and lot lines.
 4. A maintenance plan for the RBA shall be established at the time of subdivision and a responsible party designated to implement the plan.

Table 12-1. RBA Reforestation Requirements per Acre

No. of Plants	Types of Plants
1	4" caliper canopy
4	3" caliper canopy
10	1-1/2" caliper canopy
6	1-1/2" caliper understory trees
50	6" whip canopy
30	Bare root or 1 gallon pots

Figure 12-2. Diagram, Riparian Buffer Area

Section 12-8. Open Space and Recreation

A. General

1. It is important to provide opportunities for active recreation in all communities, but particularly in town where individual units may not have very large yards.
2. Attractive, age appropriate active recreation facilities can and do improve the quality of life and property values.

B. Active Open Space Requirements

1. In new residential developments over five acres in size in the R-2, R-3, R-4 and R-5 zones, active open space shall be provided at a rate of 435 square feet per unit, or one-half (.5) acres, whichever is greater.
2. In new residential developments of less than five acres in the R-2, R-3, R-4 and R-5 zones active open space shall be provided at a rate of 435 square feet per unit.

C. Open Space Standards

1. In new residential developments in the R-2, R-3, R-4 and R-5 zones active open space shall be designed to be centrally located and accessible to all residents in a community.
2. Active open space may be in the form of one large area, or numerous smaller areas interspersed throughout the community.
3. The Planning Commission may require improvements (example: playground equipment) in the active open space areas which are appropriate to the intended future residents of the community.
4. Active open space should be integrated with passive open space and natural areas when ever it is practical to do so.
5. Active open space areas shall be connected to residences and to one another by sidewalks, walking trails, and/or any pathway or walkway system designed into the community.
6. Recreational walking trails may count towards to active open space requirement at the discretion of the planning commission.

D. Passive Open Space Requirements

1. All lands in any new development project in any zone that are constrained by site limitations, environmental features, or buffers as regulated by other parts of this ordinance shall be set aside as passive open space. Passive open space areas may either be left in their natural states, or enhanced using appropriate and environmentally sustainable planting, reforestation, or stabilization methods.
2. Passive Open Space shall contain the following lands in new development projects:
 - a. Riparian buffer areas;
 - b. Floodplains;
 - c. Wetlands;
 - d. Forested areas (outside lot lines);
 - e. Water resource protection areas.
3. Passive Open Space may also contain the following:
 - a. Identified areas of cultural resources;
 - b. Significant or important view sheds or aesthetic features.
4. Passive Open Space shall be permanently protected through deed restrictions or conservation easements.
5. Passive Open Space shall be demarked with permanent markers to ensure against encroachment.
6. No structures, lot lines, or infrastructure shall be permitted within passive open space, with the exception of walking trails.

Article 13. Signs

Section 13-1. Applicability and Purposes

- A. Applicability
These sign regulations apply within every existing and future zoning district in the Municipality. A sign may be erected, placed, established, painted, created, or maintained in the Municipality only in conformance with this Ordinance.
- B. Purposes
 1. To encourage the effective use of signs as a means of communication in the Municipality.
 2. To avoid visual clutter and competition among sign displays in their demand for public attention.
 3. To promote the safety and convenience of pedestrians and motorists.
 4. To minimize the adverse effects of signs on nearby public and private property.

Section 13-2. General

- A. Sign Area Measurement
 1. The sign area is the entire portion of the sign that can be enclosed within a single, continuous rectangle. The area includes the extreme limits of the letters, figures, designs, and illumination, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed.
 2. Sign area needed to comply with Federal and State law governing vehicle services may not be calculated as part of the sign area requirements set forth in this Ordinance.
- B. Placement
 1. Setbacks. Setbacks are measured from the portion of the sign nearest to the property line.
 2. Height. Height is measured from the portion of the sign which is vertically the farthest from the ground.
- C. Requirements. Refer to Table 13-1, *Sign Measurement Requirements* for Sign measurement and placement requirements.
- D. Color
 1. Interference with Traffic Safety. A sign must not use color combinations that may be confused with a traffic sign or signal.
- E. Illumination
 1. Prevention of Glare
 - a. Definition. Glare is a direct or reflected light source creating a harsh brilliance that causes the observer to squint or shield the eyes from the light.
 - b. Prevention Requirement. Any illuminated sign must be illuminated using an enclosed lamp design or indirect lighting from a shielded source in a manner that prevents glare from beyond the property line.
 2. Interference with Traffic Safety. A sign must not be illuminated with a pattern or lighting combination that resembles a traffic signal.
 3. Flashing. A sign must not contain or be illuminated by flashing, revolving, or intermittent lights, or lights that change intensity.
 4. Near a Residence. Any sign on a lot or parcel within 150 feet of a residential use must be illuminated only during the hours the entity is open for public business.
- F. Structural Limitations
 1. Interference with Traffic Safety. A sign must not be shaped like a traffic sign or traffic signal, or use wording similar to traffic signals, or interfere with traffic safety.
 2. Shaped Like Humans or Animals. A sign must not be shaped to resemble any human or animal form, but must conform to a geometric shape.

3. Wind Activated. A sign must not be set in motion or powered by wind.
4. Moving Parts. A sign must not have moving parts.

Section 13-3. Permanent Signs

A. Definitions

1. Awning Sign. A sign painted on or applied to a structure made of cloth, canvas, or similar material which is affixed to and projects from a building.
2. Free Standing Sign. A sign that is not attached to a building and is permanently attached to the ground by one or more supports. Free standing signs may be mounted directly to a base made of masonry or other materials.
3. Permanent Sign. A permanent sign is a sign constructed in a manner and of materials that will withstand long-term display and is intended to be displayed for an indefinite period of time.
4. Pole Sign. A freestanding sign that is affixed, attached, or erected on a pole that is not itself an integral part of or attached to a building or structure.
5. Projecting Sign. A sign that is attached to the façade wall of a structure and projects out perpendicular from that wall.
6. Wall Sign. Any sign which is attached to or painted on any wall of any building and projects from the plane of the wall less than 12 inches.

Section 13-4. Real Estate, Development & Construction Signs

A. Definition

Real estate, development and construction signs are signs displayed on private property while such property is offered for sale, rental, or lease; or is being developed; or while an individual or company is engaged in construction.

B. General Requirements

1. Where Allowed. Real estate, development and construction signs may be erected in any zone.
2. Display Period. Real estate, development and construction signs may be displayed while a property is being offered for sale, while land is being developed, and while construction is taking place.
3. Removal. Real estate, development and construction signs must be removed within 30 days of the sale of a property, the completion of a land development project, or the termination of an individual's construction activity.
4. Materials. Real estate, development and construction signs must be made of materials sufficiently durable for the time that they are displayed.

C. Additional Requirements by Sign Type

RESERVED

Section 13-5. Temporary Signs

A. Definition

A temporary sign is a sign displayed on private property for less than 30 days usually made of non-permanent material such as canvas, cardboard, paper, or wood.

B. Requirements for Temporary Signs

Temporary signs shall be removed within one week (7 calendar days) after the event that they are advertising has concluded.

Section 13-6. Prohibited Signs

A. General

1. Definition. A prohibited sign is one that cannot be erected or maintained.

2. The Board of Adjustment is not authorized to grant a variance permitting the erection of a sign that this Article prohibits.
- B. List of Prohibited Signs
 1. Obstructive Signs. A sign must not be placed in a location that obstructs the view of traffic signs, traffic signals, oncoming traffic, pedestrians, or that interferes, in any way, with placement or function of any traffic control device.
 2. Roof Signs. A sign mounted on the roof of a building or that is dependent upon a building for support, but projects above the top wall or edge of a building with a flat roof, the eve line of a building with a gambrel gable, or hip roof, or the deck line of a building with a mansard roof.
 3. Unsafe Sign. A sign which creates a safety hazard due to structural or electrical conditions, or by reason of inadequate maintenance. A sign that becomes unsafe after erection must be repaired to meet safety requirements or removed within 30 days of notice of the unsafe condition.
 4. Moved by the Wind. A sign in the form of a banner, pennant, streamer, ribbon, spinner, balloon, string of lights, or other device which will move in the wind.
 5. Signs in the Public Right-of-Way. Generally, signs may not be placed in public rights-of-way. Exceptions to this regulation are signs erected by any governmental agency or utility company in the performance of its official public duties.
 6. Attached to the Property of Others. A sign must not be attached or affixed to a structure or property such as a fence, wall, antennas, other signs, trees or other vegetation, or to any public structure such as a utility pole without permission of the owner.
 7. Abandoned or Obsolete Sign. A legally-erected sign, other than a temporary sign, including structural supports and electrical connections, directing attention to a business, commodity, service, or entertainment in a building that has not been used for 6 months or more.
 8. Off-Site Sign (Billboard). A sign directing attention to a business, commodity, service, or entertainment conducted, sold, ordered at a location other than the premises on which the sign is located.

Section 13-7. Exempt Signs

- A. Definition

An exempt sign is a sign that is not required to comply with the size, location, and number standards of this Article, but it must comply with the applicable provisions governing Prohibited Signs.
- B. List of Exempt Signs
 1. Two Square Feet or Less
 - a. Residential Living Sign. A sign on private property, customarily associated with residential living or decoration.
 - b. Newspaper and Mailbox. A sign that is part of a mailbox or a newspaper tube and conforms with applicable government regulations.
 - c. Warning Signs. A sign warning the public about trespass, danger, or safety considerations.
 2. Regardless of Size
 - a. Not Visible Outside of Property. A sign not visible beyond the property lines of the property on which the sign is located.
 - b. Official Duties of Government or Utilities. A sign used by a government agency or utility company erected by, or on the order of, a public officer or utility official in the performance of official duties, such as controlling traffic, identifying streets, warning of danger, providing information.

- c. Required by Law. A sign whose display is required by law or regulation.
- d. Flags on Flagpoles. A flag displayed on a flagpole.
- e. Commemorative Sign. A sign that is cut into the masonry surface or constructed of bronze or other material and made an integral part of the structure like a cornerstone, memorial, plaque or historical marker.
- f. Part of a Dispenser. A sign that is an integral part of a dispensing mechanism, such as a beverage machine, newspaper rack, or gasoline pump.
- g. Holidays. A sign, including lighting in accordance with applicable electrical requirements, displayed in connection with the observance of any holiday, provided that it must be removed within 20 days following the end of the holiday.
- h. Adornments and Decoration. RESERVED.

Section 13-8. Non-Conforming Signs

See Article 5, Nonconforming Situations.

Section 13-9. Administration

- A. Permits Required. For permits required, see Table 13-1, *Sign Measurement Requirements*.
- B. Application Procedure
Applications shall be submitted to the Planning Commission.
- C. Municipal Governing Body Review
The Planning Commission shall review the sign request or forward the sign request to the Administrator for review prior to issuing a Certificate of Zoning Compliance. Sign requests shall follow the procedures described in Figure 4-1 of this ordinance.
- D. Permit Fees
The Municipality may adopt fees for the processing and issuing of sign permits.
 - a. Guaranty on-site and off-site public facilities and improvements including recreational amenities, and dedication of land for said improvements.
 - b. Provide performance bonds or guarantees pursuant to Article 9 Section 7 of the LDO.
 - c. Make statement that the applicant shall execute all the features shown on the Final Subdivision Plan, and said features shall be constructed in accordance with the Plan.
 - d. Set forth the sequence and timing when facilities and improvements features shall be completed.
 - e. Require as-built plans to be prepared for all public improvements.
 - f. Provide a one year maintenance guaranty following the dedication of the improvements.

Section 13-10. Property Addressing Required.

- A. Street addresses must be prominently displayed at the main entrance of all main or principal buildings on a lot. Address numbers must be clearly visible to the public and to emergency service personnel.
- B. Address numbers must be Arabic numerals in a standard, highly legible font.
- C. Address numbers must be of a contrasting color in order to provide maximum visibility when affixed to the structure.
- D. Commercial structures or shopping centers with two or more tenants must display the suite number at both the main entrance and also at any side or rear entrance or loading dock associated with that particular commercial space or unit.
- E. Address numbers must be a minimum of four (4) inches in height for single family residential dwellings, including duplexes, townhouses, and manufactured homes.
- F. Address numbers must be a minimum of six (6) inches in height for multi-family dwellings. Multi-family dwellings must also indicate each apartment number prominently at the main entrance of the apartment unit in numbers no less than four (4) inches in height.

- G. Address numbers for all other land uses shall be no less than eight (8) inches in height.

Section 13-11. Signage in the R-5 Traditional Neighborhood Development.

- A. A comprehensive sign program is required for the entire Traditional Neighborhood Development, which establishes a uniform sign theme. The sign program shall be approved as part of the final plan approval.
- B. Signs shall share a common style (e.g., size, shape, material).
- C. Sign materials should be durable, attractive and coordinated with materials used on the primary structure(s).
- D. Hanging signs shall be mounted perpendicular to the building face and shall not exceed eight (8) square feet.

Section 13-12. Unified Project Signage Plan

- A. Purposes. The purposes of a Unified Project Signage Plan are:
 - 1. To provide provisions and regulations for multi-unit development projects;
 - 2. To provide for the establishment of signage criteria that are tailored to a specific development or location, and which may vary from specific Ordinance provisions; and
 - 3. To provide for flexible sign criteria that promote superior design through architectural integration of the site, buildings, and signs.
- B. Applicability. Unified Project Signage Plan shall be required for all non-residential or mixed-use development projects consisting of three (3) or more subdivided lots, buildings or tenants.
- C. Standards. Unified Project Signage Plan shall comply with the following standards:
 - 1. The size, height, number and area regulations for signs shall comply with Table 13-1 and Section 13-2; which may be modified pursuant to Section 13-12 F.
 - 2. All proposed signage shall be designed and coordinated with the overall architectural theme for the buildings on the site. Sign type, color, size, and illumination shall be coordinated and compatible with the architecture of the development so as to formulate a thematic sign plan for the site.
 - 3. Wall-mounted signs shall be designed as an integral component of the facades of buildings and shall be of a unified height and font.
 - 4. Site landscaping shall be designed to complement and not conflict with sign placements.
 - 5. No off-premises signage is permitted.
- D. Approval process.
 - 1. Unified Project Signage Plan shall be submitted for review by the Planning Commission for the purpose of providing commentary and recommendations to Town Council. The Town Council shall have approval authority over Unified Project Signage Plans in accordance with this Ordinance. In considering approval of a Unified Project Signage Plan, the Planning Commission and Town Council shall take into consideration the public health, safety, and welfare; the comfort and convenience of the public in general and of the residents, businesses, and property owners in the immediate vicinity in particular; and shall ensure that qualifying developments are afforded adequate, but not excessive signage.
 - 2. The Unified Project Signage Plan requires a separate application to the Planning Commission and shall be administered in accordance with the same procedures set forth for a Certificate of Zoning Compliance, however may be concurrent with any Subdivision or Site Plan as set forth in Article 4. The Unified Project Signage Plan must be approved prior to a sign permit application.
 - 3. Sign permits shall be obtained for each sign approved for installation as part of a Unified Project Signage Plan prior to the installation or placement of the sign.
- E. Submission requirements. The following minimum submission materials shall submitted for consideration of a Unified Project Signage Plan:

1. A site plan which details the signage proposal to include the physical location of all existing and proposed signs on the property and their relationship to all existing and/or proposed buildings, structures, streets, parking areas, stormwater management ponds, and all other physical features of the site.
 2. The site plan shall provide a table with the total number all proposed signs or sign types, computation of the total allowable sign area for each sign and sign type, and height of each sign.
 3. Fully dimensioned elevation drawings of each proposed sign. Proposed wall-mounted signs shall be illustrated as a component of the architectural elevation drawing of the building facade.
 4. Colored renderings of each proposed sign.
 5. Color and material board for building façade and sign components.
 6. Miscellaneous specifications to include proposed illumination type, mounting details, and materials proposed.
- F. A Unified Project Signage Plan containing elements which do not meet the requirements specified in Tables 13-1 and 13-2 may be approved by the Town Council only upon a finding that:
- a. The development site contains unique or unusual physical conditions that would limit or restrict normal sign visibility; or
 - b. The proposed or existing development exhibits unique characteristics of architectural style, site location, physical scale, historical interest, or other distinguishing features that represent a clear variation from conventional development; or
 - c. The proposed signage incorporates special design features such as logos or emblems that are integrated with the building architecture.
 - d. The proposed signage meets the requirements of Section 13-12 C. 2 through 6.
2. The Planning Commission shall make recommendation to the Town Council of a Unified Project Signage Plan's compliance with the above findings. The applicant is responsible to provide sufficient information to demonstrate the unusual or unique circumstances that warrant a deviation.

Table 13-1. Sign Measurement Requirements

Location/Subject of Sign	Sign Types Allowed	Number of Signs / Maximum Area Per Sign Face (SF) ¹	Permit Required?
Home-based business	Free-standing, wall	One (1) sign per business / 16	Yes
Business or commercial use in non residential zone	Free-standing,	<p>Single tenant lot – One (1) sign with a maximum area of 32 square feet.</p> <p>Multiple Tenant or Building development- One (1) center sign with a maximum area of 64 square feet is permitted for multiple tenants or buildings on a lot which has up to 150 feet of street frontage. Lots with more than 150 feet of street frontage may increase the total sign area by 0.50 square feet for each additional foot of street frontage up to a maximum sign area of 120 square feet.</p> <p>An additional free-standing sign may be permitted for multiple tenant or building parcels with more than one street frontage provided that there is a minimum of a 1,000-foot separation between such signs.</p> <p>Multiple tenant and building developments containing separate parcels and detached buildings may, in-lieu of a center sign, provide individual signage in accordance with the single tenant lot requirements.</p>	Yes

	Wall	1.0 sq. ft. per lineal foot of store front wall, building bay or tenant space with a maximum of 24 sq. ft. for each sign.	Yes
	Limited Access Roadway (DE Route 1)	Each business site within 500 feet of a limited access roadway shall be allowed one additional pole sign measuring a maximum 100 sq. ft.	Yes
Subdivision entrance	Free-standing	One (1) sign per entrance / 32	Yes
Real Estate/Temporary	Free-standing	One (1) sign / 16	No
Conditional use in a residential zone	Free-standing	One (1) sign / 16	Yes
Institutional use	Free-standing	One (1) sign / 32	Yes
R-5 TND Mixed-Use Area.	Free-standing	Single tenant lot – One (1) sign per lot with a maximum area of 32 square feet. Multiple Tenants or Buildings - One (1) sign with a maximum area of 64 square feet is permitted for multiple tenants or buildings on a lot which has up to 150 feet of street frontage. Lots with more than 150 feet of street frontage may increase the total sign area by 0.50 square feet for each additional foot of street frontage up to a maximum sign area of 200 square feet.	Yes
	Wall	1.5 sq. ft. per lineal foot of building wall occupied by each business. Maximum 32 sq. ft. each sign.	
Business, Commercial, or Institutional use in the TC Town Center zone	Awning	Sign lettering and/or logo shall be limited to 25 percent of the awning and 15 percent of the first-story building.	Yes
	Free-standing	Single tenant lot – One (1) sign per lot with a maximum area of 20 square feet For properties with 3 or more tenants or buildings, the total sign area shall not exceed 64 sq.ft.	Yes
	Projecting	One (1) sign / 10	Yes
	Wall	1.5 sq. ft. per lineal foot of building wall occupied by each business. Maximum 20 sq. ft. each sign.	Yes

1. See Section 13-2 A for sign area measurement requirements.

Table 13-2. Sign Setback and Height Requirements

Sign Type	Setbacks	Maximum Height
Free-standing	Front: 10 feet from right-of-way Side: Same as principal use. No signs shall be placed within the sight triangle 75 feet separation to another free-standing sign	Single tenant sign - 5 feet Multiple tenant sign – 12 feet
Wall	Shall be placed on a wall facing a public street or right-of-way, having the same setbacks as the principal use	Minimum 6" below the eave. On flat roofed structures, no sign shall be placed higher than the roof of the structure, or the maximum permitted building height in the zone, whichever is more restrictive.
Freestanding in the R-5 TND Mixed-Use Area	Front: 20 ft. from right-of-way. Side: Same as principal use. No signs shall be placed within the sight triangle	The height of the sign, including the sign structure, shall not exceed 20 feet and the lowest point on the sign face shall not exceed 24 inches above the adjacent ground. The lowest point of the sign face shall not exceed 24 inches above the adjacent ground.
Awning	Shall not obstruct vehicular or pedestrian public way	Minimum clearance of 7 feet above grade.
Projecting	Shall not extend more than 3 feet from the building.	Shall not exceed the height of the principal building or 15 feet above grade, whichever is lower. Minimum clearance of 7 feet above grade.
Limited Access Roadway (DE Route 1)	10 feet from a property line. 200 feet from a residential property	Maximum of 50 feet

Article 14. Parking Standards

Section 14-1. Purposes & Scope

- A. Purposes
 - 1. To relieve congestion and facilitate the movement of vehicular traffic.
 - 2. To facilitate the movement of police, fire, and other emergency vehicles.
 - 3. To protect adjoining residential neighborhoods from the negative effects of on-street parking.
 - 4. To promote the general convenience, welfare, and prosperity of uses which depend upon off-street parking facilities.
- B. Scope
 - 1. **Applicability.** The standards of this Article shall apply to all development or existing development that is modified to the extent that it includes uses or site design features that were not specifically shown on previously approved plans. All off-street parking areas established by this Section shall be continuously maintained in accordance with this Article.
 - a. New Buildings and Sites. Off-street parking and loading shall be provided for any new building or site constructed.
 - b. Additions, Enlargements and Changes of Use or Occupancy. Off-street parking and loading shall be provided for any addition to or enlargement of an existing building or use, or any change of use or occupancy or manner of operation that would result in additional parking and loading spaces being required. The additional parking and loading spaces shall be required only in proportionate amount to the extent of the addition, enlargement, or change, not for the entire building or use.
 - c. Deviations. Deviation(s) from the provisions of this Article may be permitted for additions, enlargements and changes of occupancy projects where special or unique circumstances or factors exist that are applicable to the proposed use, structure, feature, or land based and the following:
 - i. Deviation is approved by the Planning Commission
 - ii. Approval of the deviation(s) is not injurious to the surrounding area or otherwise detrimental to public health, safety, and general welfare.
 - iii. The applicant has demonstrated that compliance is unfeasible due to the special, unique circumstances or factors.
 - iv. Proposed improvements have been made to the greatest extent possible.
 - v. No deviation will be granted for the number of off-street parking spaces required unless the applicant demonstrates through a parking study that adequate public parking in the amount of the requested deviation is available and provided within 300 feet of the use's entrance.
 - 2. The parking requirements in this part of the Ordinance do not limit requirements or conditions that may be imposed on development plan approvals or other approvals.
 - 3. Parking facilities may not be used for the sale, repair, servicing, or dismantling of any type of vehicle, equipment, material, or supplies.

Section 14-2. Parking Standards

- A. Definitions
 - Off-Street Parking Space.** A permanently-reserved, temporary storage area for one motor vehicle that is not located on, but is directly accessible to a dedicated street right-of-way which affords ingress and egress for a motor vehicle without requiring another motor vehicle to be moved.
 - On-Street Parking Space.** A temporary parking space for one motor vehicle that is located within the street right-of way.
- B. General Requirements

1. New residential developments in the R-2, R-3, R-4 and R-5 zones shall be designed to have adequate parking for both residents of the housing units, and on-street parking or overflow parking available to accommodate visitors, service delivery vehicles, and families with more than 2 vehicles. Overflow parking may take the form of parking lots, curb bump outs, or other innovative design measures. Approval of overflow parking is at the discretion of the Planning Commission as part of Site Plan or Subdivision Plan.
 2. Parking shall be arranged in a manner so as not to block the travel lanes or impede access to rear access areas and to not obstruct cul-de-sacs and other designated turning areas.
- C. Computation of Required Number of Spaces
1. General. The minimum number of required off-street parking spaces shall be determined according to the Table 14-1 *Required Off-Street Parking Spaces*.
 2. Fractional Spaces. Where the computation of spaces results in a fractional space, the fractional space shall be counted as 1 additional required space.
 3. Number of Employees. The number of employees shall be based on the maximum number of persons employed on the premises at one time on a typical day or night, whichever is greater. Seasonal variations in employment may be considered in determining an average day or night.
 4. Joint Use. Where more than one use occupies a single structure, the parking requirements shall be computed by adding together the number of required parking spaces for each use unless a shared parking study is provided per the provisions of this Ordinance.
 5. Shared Facilities. The Planning Commission may authorize a reduction in the number of required parking spaces for multiple use developments or for uses that are located near one another and which have different peak parking demands and operating hours. Shared parking shall be subject to the following:
 - a. The Planning Commission may allow sharing for up to 100% percent of the required parking requirement.
 - b. The shared parking facility shall be within 600 feet of the use.
 - c. Shared parking study. A shared parking study acceptable to the Town Engineer shall be submitted which clearly establishes that the uses will use the shared spaces at different times of the day, week, month or year. The study shall be based on the Urban Land Institute's methodology for determining shared parking, or other generally accepted methodology, or calculated according to the following formula (see **Table 14-3**):
 - i. Calculate the minimum amount of parking required for each land use as if it were a separate use.
 - ii. To determine peak parking requirements, multiply the minimum parking required for each proposed land use by the corresponding percentage in the table below for each of the six time periods.
 - iii. Calculate the column total for each of the six time periods.
 - iv. The column (time period) with the highest value shall be the minimum parking requirement.
- The shared parking study shall include, at a minimum, the following:
- i. Address the size and type of activities, the composition of tenants, the rate of turnover for proposed shared spaces, and the anticipated peak parking and traffic loads;
 - ii. Provide for no reduction in the number of required handicapped spaces;
 - iii. Be approved by the Town Engineer and Planning Commission as part of the Site Plan or Subdivision Plan approval, based on the feasibility of the uses to share parking due to their particular peak parking and trip generation characteristics.

- d. Agreement for shared parking plan. A shared parking plan shall be enforced through written agreement. An attested copy of the agreement between the owners of record and the Town shall be submitted to the Town for review and approval by the Planning Commission. The agreement shall be recorded in the County Recorder of Deeds Office by the owner of record prior to issuance of a certificate of occupancy. Proof of recordation of the agreement shall be presented to the Planning Commission Director prior to certification. The agreement shall:
 - i. List the names and ownership interest of all parties to the agreement and contain the signatures of those parties;
 - ii. Provide a legal description of the land;
 - iii. Include a site plan showing the area of the parking parcel;
 - iv. Describe the area of the parking parcel and designate and reserve it for shared parking unencumbered by any conditions which would interfere with its use;
 - v. Agree and expressly declare the intent for the covenant to run with the land and bind all parties and all successors in interest to the covenant;
 - vi. Assure the continued availability of the spaces for joint use and provide assurance that all spaces will be usable without charge to all participating uses;
 - vii. Describe the obligations of each party, including the maintenance responsibility to retain;
 - viii. Incorporate the shared parking study by reference;
 - ix. Be made part of the Site Plan/Final Subdivision Plan;
 - x. Describe the method by which the covenant shall, if necessary, be revised;
 - xi. Change in use. Should any of the shared parking uses be changed, or should the Planning Commission find that any of the conditions described in the approved shared parking study or agreement no longer exist, the owner of record shall have the option of submitting a revised shared parking study in accordance with the standards of this section or of providing the number of spaces required for each use as if computed separately.
- 6. Uses Not Specifically Listed. The required number of parking spaces for uses not specifically listed in Table 14-1, *Required Off-Street Parking Spaces*, shall be the same as for a similar listed use.
- 7. Modification of Required Spaces. The Municipal Governing Body may modify the parking requirements when the Governing Body determines that the requirements are clearly excessive and unreasonable.
- D. Location
 - 1. General
 - a. Parking facilities shall be located on the same lot with the building or use served unless a shared parking agreement is utilized.
 - b. Parking facilities may be located within required building setback areas.
 - c. Parking spaces or zones for use by persons with disabilities shall be provided in accordance with the International Building Code as amended and adopted by the County.
- E. Design Standards
 - 1. Parking Space Dimensions
 - a. Vertical and Diagonal Parking. 10 feet by 20 feet.
 - b. Parallel Parking. 10 feet by 22 feet off-street. 8 feet by 22 feet on-street.
 - 2. Interior Drive Aisle Width. 25 feet.
 - 3. Entrances and Exits

- a. The location and design of entrances and exits along state maintained streets shall be in accord with the requirements of applicable state regulations and standards.
- b. The location and design of entrances and exits to all other streets shall comply with the following:
 - i. No more than one point of access shall be provided along a single street frontage. For lots with street frontage greater than 330 feet, an additional access point may be granted upon review by the Town Engineer and approved by the Planning Commission. In no case shall the access center lines be spaced at less than 75 feet apart; handle no more than two lanes of traffic; be greater than 100 feet from the street line of any intersecting street; and be greater than 10 feet from any property line.
 - ii. Curbing shall be depressed at the driveway or have the curbing rounded at the corners and the driveway connected with the street in the same manner as another street. Continuous open driveways shall be prohibited.
 - iii. At the discretion of the Planning Commission, landscaping or barriers may be approved in lieu of curbing along lot boundaries to control entrance and exit of vehicles or pedestrians.
 - iv. Single residential units driveways shall have a minimum width of 10 feet and a maximum width of 24 feet, measured at the property line. The Planning Commission may approve an increase to the maximum driveway width for shared driveways that serve attached single-family dwellings. Driveways which are one car wide may be either 20 feet in length or 40 or more feet in length. Driveways which are between 20 and 40 feet in length may encourage vehicles to park over sidewalks, walkways, or to park in such a way as to impede traffic on Town streets.
 - v. Entrances for nonresidential and major subdivisions will be approved on a case by case basis, as reviewed by the Town Engineer and approved by the Planning Commission.
4. Backing onto Public Road Prohibited. Off-street parking areas that make it necessary for vehicles to back out directly into a public road are prohibited, except for dwelling units each having an individual driveway.
5. Drainage. Off-street parking facilities shall be drained to eliminate standing water and prevent damage to abutting property and/or public streets and alleys.
6. Surfacing and curbing.
 - a. All parking, loading areas and access drives shall be paved with minimum of two inches of Type C hot mix asphalt over a four-inch graded aggregate base course. An alternative design may be proposed by the applicant that is supplemented with a subsurface investigation report prepared by a professional engineer. The alternative design shall be reviewed and accepted by the Town Engineer.
 - b. For parking that exceeds the minimum number of off-street spaces per Tables 14-1 and 14-2 of this ordinance or if the Planning Commission determines that the paving of some or all parking spaces will have significant negative environmental impacts, then the Planning Commission may require that the parking spaces not be paved, and that the spaces be compacted, stabilized, well drained and surfaced with a durable grass cover or other pervious surface material, as reviewed and accepted by the Town Engineer.
 - c. All off-street parking and loading areas shall be provided with curbing or an approved equivalent so that vehicles cannot be driven onto required landscaped areas, buffer zones and street rights-of-way and so that each parking lot has controlled entrances and exits and drainage control. Curbing or wheel stops shall be located to prevent any part of the vehicle from overhanging the street right-of-way, property lines or internal

sidewalks. Parking and loading spaces shall not be an extension of any street right-of-way.

7. Separation from Walkways and Streets
 - a. Off-street parking spaces shall be separated from walkways, sidewalks, streets or alleys by a wall, fence or curbing or other approved protective device or by distance so that vehicles cannot protrude over publicly used areas.
 - b. Parking within front yard setbacks shall be discouraged and subject to site plan review.
8. Marking. Parking spaces shall be marked by painted lines. Adequate signs and markers shall be used to indicate traffic flow, to ensure efficient traffic operation of the lot, and designed in accordance with the Delaware Manual on Unified Traffic Control Devices (MUTCD).
9. Lighting. Adequate lighting shall be provided if off-street parking spaces are to be used at night. The lighting shall be arranged and installed to minimize glare into residential areas.
10. Parking Lot Landscaping:
 - a. Interior Landscaping.
 - i. All rows of parking spaces shall contain no more than twelve (12) parking spaces uninterrupted by a required landscaped island, which shall measure inside the curb not less than 4 feet in width and at least 8 feet in length. At least one approved tree shall be planted in each island. (See Appendix 1 – Approved Trees). The remainder of the landscaped island shall be landscaped with sod, ground covers or shrubs or a combination of any of the above. Where existing trees are retained in a landscape island the amount of parking spaces in that row may be increased to fifteen (15). Interior landscaping areas shall serve to divide and break up the expanse of paving at strategic points. Perimeter landscaping shall not be credited toward interior landscaping.
 - ii. All rows of parking spaces shall be bordered on each end by curbed landscape islands - Terminal Landscape Islands. Each terminal island shall measure inside the curb not less than 4 feet in width and extend the entire length of the single or double row of parking spaces bordered by the island. A terminal island for a single row of parking spaces shall be landscaped with at least one (1) approved tree. (See Appendix 1 – Approved Trees). A terminal island for a double row of parking spaces shall contain not less than two (2) approved trees. The remainder of the terminal island shall be landscaped with sod, ground covers or shrubs or a combination of any of the above.
 - b. Perimeter landscaping for parking lots visible from a street shall have a landscaped area of a minimum width of 4 feet. The landscaping shall include one or a combination of one or more of the following to provide a continuous screen of the parking lot.
 - i. Evergreen hedges (evergreen shrubs installed 2.5 feet on center), installed at 4 feet in height, to grow into a continuous screen within 3 years. Breaks in the hedge shall be provided a minimum of every 36 feet and a maximum of every 50 feet for pedestrian access.
 - ii. Mixed planting including street trees installed a maximum of 30 feet on center and evergreen hedges (evergreen shrubs installed 2.5 feet on center), installed at 4 feet in height, to grow into a continuous screen within 3 years. Breaks in the hedge shall be provided a minimum of every 36 feet and a maximum of every 50 feet for pedestrian access.
 - c. Parking lots for non-residential uses adjacent to a residential use shall be continuously screened by evergreen hedges (evergreen shrubs installed 2.5 feet on center), installed at 4 feet in height, to grow into a continuous screen within 3 years.
11. Maintenance. Off-street parking areas shall be maintained in a clean and orderly condition

- at the expense of the owner or lessee.
12. Accessible Parking. Accessible parking spaces shall be signed in accordance with the following:
 - a. Such signs shall be vertical and placed at a height of at least 5 feet from grade but no more than 7 feet when measured from the surface directly below the sign to the top of the sign for each parking space;
 - b. Such signs shall comply with state and federal specifications for identification of parking spaces reserved for persons with disabilities which limit or impair the ability to walk. A sign at least 12 inches wide (horizontal) and 18 inches tall (vertical) that includes the universal handicapped (wheelchair) symbol of access shall be required for each parking space reserved for use by persons with disabilities;
 - c. These requirements shall not be construed to preclude additional markings, such as the international wheelchair symbol or a striped extension area painted on the space, or a tow-away warning sign.
 13. In units with rear access alleys, the parking spaces must be located in the rear of the units off of the alley.
 14. If garages are provided, one space may be counted in the garage provided that the garage is at least 12 feet in width.
 15. On-street parking spaces must be situated so as not to obstruct any driveway, alley, walkway, pathway or any other curb cut.
 16. Excess Parking.
 - a. For projects which require a minimum of eighty (80) off-street parking spaces, the maximum paved surface parking allowed is 120 percent. Parking in excess of 120 percent of the code minimum will require approval by the Planning Commission and will be required to provide 150 percent of the landscaping required in interior landscape requirements.
 - b. Developers providing parking lots in excess of two hundred (200) parking spaces may surface 15 percent of the required off-street parking spaces in grass which shall be compacted, stabilized, well drained and surfaced with a durable grass cover. Such grass parking spaces shall be located along the outlying perimeter of the parking lot. Driveways, handicapped spaces and access aisles shall be paved.
- F. Major Recreational Equipment & Unlicensed Vehicles
1. Major Recreational Equipment
 - a. Major Recreational Equipment includes boats, boat trailers, travel trailers, pick-up campers or coaches designed to be mounted on motor vehicles, recreational vehicles (RVs), motorized dwellings, tent trailers, personal watercraft, snow mobiles, and similar equipment as well as cases or boxes used for transporting major recreational equipment regardless of whether the equipment is inside of the boxes.
 - b. Regulation. On a lot in a residential zone, Major Recreational Equipment:
 - i. May not be parked within the front yard setback;
 - ii. May not be used for living, sleeping, or other housekeeping purposes;
 - iii. May be parked anywhere for a maximum of 24 hours while loading and unloading;
 - iv. Major recreational equipment may be parked in R-1, R-4, AO, in the side or rear yard provided it does not take up required parking for that lot and is a minimum of 5 feet from the property line;
 - v. No major recreational equipment shall be parked on townhouse or multi-family lots regardless of zone.
 2. Unlicensed Vehicles and Trailers. On any residentially zoned property, a vehicle or a trailer that is not used in support of customary farming operations and does not have current

license plates may be parked or stored only in a completely enclosed building.

3. Major Recreational Equipment may be parked in R-1, R-4, AO, in the side or rear yard provided it does not take up required parking for that lot and is a minimum of 5 feet from the property line.

Table 14-1. Required Off-Street Parking Spaces

Use	Parking Spaces Required
Dwellings: single-family dwellings	2 per unit
Dwelling, multi-Family	2 per unit
Home-based businesses	1 per non-resident employee in addition to requirements for resident parking
Non-residential uses	1 per 300 square feet of floor area
New residential development in R-1, R-3 and R-4 zones	.75 on-street or overflow ¹ parking per unit.
Non-residential uses in the mixed-use area in the R-5 zone	1 per [500] square feet of gross building area. ²
Uses in the TC zone	Parking requirements for specific uses are provided in Table 14-2 ²

1. Overflow parking may take the form of parking lots, curb bump outs, or other innovative design measures. Approval of overflow parking is at the discretion of the Planning Commission as part of Site Plan or Subdivision Plan.
2. Shared parking is encouraged per Section 14-2 C.5.
3. See Section 14-2, E, 17 for excess parking requirements

Table 14-2. Required Off-Street Parking Spaces for TC District

Use	Parking Spaces Required
Bank	2 per indoor teller window; 1 per walk-up ATM
Bar or Tavern:	1 per 100 sq. ft. of patron floor, plus 1 per employee on largest shift.
Convenience Store:	1 space per 250 gross sq. ft. of floor area.
Office:	No parking is required for the first 400 gross sq. ft., 1 space per each additional 300 gross sq. ft.
Residence	2.0 spaces per unit
Restaurant	No parking is required for the first 400 sq. ft. of patron floor area, 1 space is required per each additional 200 sq. ft. of patron floor area plus 1 per employee on the largest shift.
Retail, Business and Personal service	No parking is required for the first 450 gross sq. ft. of space devoted to sales/service; 1 space is required for each additional 300 gross sq.ft. of space devoted to sales/service, plus 1 per employee on the largest shift.
Municipal service, Community Center, Libraries, Gallery, Museum, Day care, Educational uses	1 per 850 sq. ft. of gross floor area.
Home Based Business	1 space per employee, 1 space per 100 gross sq. ft. of floor area dedication to the home occupation for those home occupations with a visiting clientele.
Place of Worship	1 per 5 seats.

Table 14-3. Shared Parking Percentages

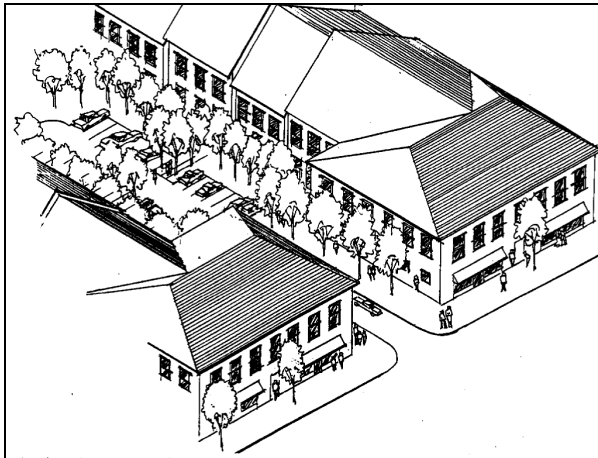
Uses	Monday - Friday			Saturday and Sunday		
	8 am – 6 pm	6 pm-Midnight	Midnight-8 am	8 am – 6 pm	6 pm – Midnight	Midnight – 8 am
Residential	60%	100%	100%	80%	100%	100%
Office	100%	10%	5%	5%	5%	5%
Commercial	90%	80%	5%	100%	60%	5%
Restaurant	70%	100%	10%	70%	100%	20%
Entertainment	40%	100%	10%	80%	100%	50%
Institutional (non-religious)	100%	40%	5%	10%	10%	5%
Religious Institution	20%	40%	5%	100%	50%	5%

1. See Section 14-2 C.1 for formula description.

G. Design Standards for Traditional Neighborhood Developments.

1. Parking requirements. Parking areas for shared or community use should be encouraged. The typical area in a mixed-use area anticipated by this ordinance is depicted below. Parking in a TND shall comply with the parking requirements set forth in Article 14. In addition:
 - a. Rear and Side Parking:
 - i. For all buildings up to 35,000 square feet, a minimum of fifty (50) percent of the required parking area shall be located at the rear or side of buildings.
 1. The Planning Commission may grant a waiver to this standard as part of the site plan review process. The waiver must aid in the overall good design, and provide for safe, convenient and efficient access.
 - ii. For all buildings of 35,000 square feet and larger, at least twenty-five (25) percent of the required parking spaces shall be placed in the side areas of the proposed development project.
 - b. The parking lot(s) shall be located between the smaller structures and the larger structure.
 - c. In order to reduce the scale of parking areas, break the parking areas up into groups of no more than 35 spaces per area, separated by pedestrian walkways, landscape islands and planters, public streets, buildings, or any combination thereof.
 - d. The parking lot shall be designed with traffic-calming features along the fire lanes fronting the building facades.
 - e. Pedestrian access shall be provided from all parking areas to the primary building entrances.
 - f. Design parking lots to avoid dead-end aisles.
 - g. Separate parking areas from buildings by a landscaped strip, a raised concrete walkway or pedestrian plaza.
 - h. For mixed-use areas, parking should be provided that takes in account the needs of the different users through design measures such as shared parking with time provisions and metered parking.
 - i. Provide cross-access easements between adjacent lots to facilitate the flow of traffic between complementary users.
 - j. Applicants may request that the Town consider designs that provide for shared parking between different uses with staggered peak parking demand in order to reduce the total number of spaces within the development. Shared parking must comply with Section 14-2 C. 5, herein.
 - k. A parking lot or garage may not be adjacent to or opposite a street intersection.
 - l. Parking lots or garages must provide not less than one bicycle rack for every [25] motor vehicle parking spaces.
 - m. Adjacent on-street parking may apply toward the minimum parking requirements. At the discretion of the Planning & Zoning Commission, the required parking may be provided within a five-minute (1/4-mile) radius of, and with reasonable access to, the site which it serves.
 - n. Parking shall be accessed by alley or rear lane, when available.
 - o. Pedestrian entrances to all parking lots and parking structures shall be directly from a frontage line.
 - p. The vehicular entrance of a parking lot or garage on a frontage shall be no wider than 30 feet.
 - q. The maximum number of parking spaces provided shall not exceed the minimum number required by more than ten (10) percent. Any parking areas that exceed the minimum number required shall be pervious parking. Pervious parking areas shall be constructed of permeable pavement and turf pavement like "turf block," "turf stone,"

and SF-Rima or grass, or some other material as approved by the Planning Commission.



Aerial perspective sketch of a mixed-use area integrating commercial (ground floor) and residential (second story) uses. A relatively narrow gap in the continuous street wall (created by the mixed-use buildings) provides access from the street to a landscaped, pedestrian-friendly parking lot.

2. Service access. Access for service vehicles should provide a direct route to service and loading dock areas, while avoiding movement through parking areas.
3. Paving. Reduction of impervious surfaces through the use of interlocking pavers is strongly encouraged for areas such as remote parking lots and parking areas for periodic uses.
4. Parking area landscaping and screening.
 - a. All parking and loading areas fronting public streets or sidewalks, and all parking and loading areas abutting residential districts or uses, shall provide:
 - i. A landscaped area at least 5 feet wide along the public street or sidewalk.
 - ii. Screening at least 3 feet in height and not less than 50 percent opaque.
 - iii. Screening shall have openings no larger than is necessary to allow automobile and pedestrian access; and shall not obstruct motorist of vehicular and pedestrian traffic on the adjoining street.
 - iv. One tree for each 25 linear feet of parking lot frontage.
 - b. Parking area interior landscaping.
 - i. The corners of parking lots, "islands," and all other areas not used for parking or vehicular circulation shall be landscaped. Vegetation can include turf grass, native grasses or other perennial flowering plants, vines, shrubs or trees. Such spaces may include architectural features such as benches, kiosks or bicycle parking.
 - ii. One landscaped island shall be provided for every 15 parking spaces.
5. Parking Structure. Parking structures shall be masked from the frontage by a Liner Building at the first story. A Liner Building, if less than 30 feet deep and two stories, shall be exempt from parking requirements.

H. Design Standards for TC Town Center District.

1. General Standards:
 - a. No more than 120 percent of the required minimum number of parking spaces is permitted.
 - b. Parking lots for shared or community use are encouraged, as set forth in Section 14.2.C.5.
 - c. Vehicular Access. Vehicular access to parking lots shall be from an alley or the secondary street frontage where possible.

- d. Pedestrian Access. Safe provisions for pedestrian access to and through a parking lot shall be required. Pedestrian walkways through the surface parking shall connect to sidewalks along public streets.
- e. Location of Parking Lot:
 - i. All off-street parking spaces shall be located to the side or rear of the principal structure occupying a lot, where possible.
 - ii. A parking lot shall be set back 5 feet from the sidewalk.
- 2. Interconnected Parking Lots:
 - a. Parking lots on abutting nonresidential lots shall be interconnected by access driveways, where possible.
 - b. Each parking lot shall provide cross access easements for its parking areas and access driveways guaranteeing access to adjacent lots. Interconnections shall be logically placed and easily identifiable to ensure convenient traffic flow.
- 3. Screening and landscaping standards are set forth Section 14-2 E.10.

Article 15. Architectural Design Standards

Section 15-1. General

- A. New developments should be designed with architectural diversity and character in order to provide a high level of design quality in the built environment.
- B. Developers, architects, and designers are to be afforded flexibility to meet the challenge of designing attractive new communities but are compelled to follow the design standards in this Article.

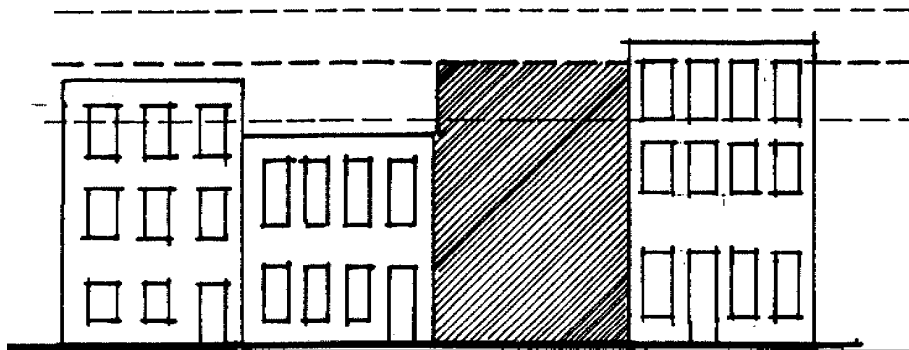
Section 15-2. Architectural Design Standards

- A. These architectural design standards apply to all properties within the corporate limits of the Town of Frederica. For properties within the Historic District Overlay Zone the architectural and design standards agreed to through the required Historic District Review (Section 6-2, I, 4) shall govern over these standards, at the discretion of the Planning Commission.
- B. No building permit shall be issued for the construction of a single-family detached dwelling unit in the R-1, R-2, R-3 and R-5 zones if it is like or substantially like any neighboring building (either on an adjacent lot or across the street from) existing or for which a building permit has been issued. To be deemed unlike any such building a proposed building shall differ in at least one of the following respects:
 - 1. Relative location of windows on the front elevation or in each of both side elevations with respect to each other and with respect to any door, chimney, porch, or attached garage in the same elevation;
 - 2. The length, width, and overall dimensions of the structure, including the overall height and/or the pitch of the roof;
 - 3. The materials used in siding, roofing, and other exterior surfaces and / or architectural features such as porches, gables, porticos and the like. Different color combinations, while encouraged, will not represent a suitable substitute for alternating architectural materials and patterns of architectural features.
- C. Attached dwelling units containing more than 2 units in a row shall have facades which alternate siding styles and patterns to provide visual distinction to each unit. Alternation between siding and brick is permitted and encouraged.
- D. The facades of attached dwelling units containing more than two units in a row shall be offset by at least 3 feet per unit in order to provide architectural relief.
- E. Attached dwelling units with more than 4 units in a row, manufactured homes, and multi-family units shall have deed restrictions in place which address common treatments for landscaping, fencing, and maintenance of the exterior appearance of the unit.
- F. Landscaping may be considered by the Planning Commission as part of the overall architectural treatment of the development.
- G. To foster the goal of architectural diversity, deviation from these standards may be permitted by the Planning Commission when the Commission determines that the proposed design is of superior architectural quality. The Commission may not act to relax these standards unless the developer places voluntary deed restrictions on the property to ensure that the concept proposed to the Commission is implemented in the construction and subsequent maintenance of the community.
- H. No more than six (6) attached dwelling units in a row are permitted.
- I. Garages may not be constructed even with the front façade of a residential structure. All garages, whether attached or detached, must be offset at least three (3) feet from the front façade, regardless of whether they are accessed from the front, side, or rear. The offset may be either in front of or behind the front façade. In the case of garages offset in front of the front façade, additional features such as porches, porticos, bay windows or the like shall be

provided to the façade in order to provide relief, and visually integrate the garage into the façade of the house.

Section 15-3. Architectural Design Standards for R-5 Traditional Neighborhood Development

- A. The requirements of this section apply to all proposed development within the R-5 TND District. The review authority may approve minor variations to the standards in this section as deemed appropriate, provided that the Municipal Governing Body also first finds that the minor variation will still produce a building that complies with the purpose of this zoning district and the Comprehensive Plan.
- B. Architectural Elements, Entries and Facades.
 - 1. All structures shall be designed to comply with the following requirements:
 - i. The architectural features, materials, and the articulation of a facade of a building shall be continued on all sides visible from a public street or square.
 - ii. The front facade of the principal building on any lot in a Traditional Neighborhood Development shall face onto a public street, or square.
 - iii. The front façade of any residential structure shall not be oriented to face directly toward a parking lot.
 - 2. All commercial, office, civic and institutional structures shall be designed to comply with the following requirements:
 - i. Elevation of First Floor. At least seventy-five percent of the street fronting length of the first habitable floor of a nonresidential structure shall be located no more than two vertical feet above or below the sidewalk elevation at any point along the street property line.
 - ii. Facade Articulation. To encourage visual continuity and pedestrian activity, at least sixty percent of the total street frontage ground floor length of any new or reconstructed building shall be differentiated architecturally by recessed windows and entries, display windows, offset surfaces, differentiated piers and columns, offset planes, textured materials, awnings, or other details or displays of interest to pedestrians.
 - iii. Railings and Decorative Grilles. Any decorative railing or grille work that is placed behind street level windows shall be at least seventy-five percent open to perpendicular view and no more than six feet in height above grade. No security gate or grille shall be installed on the exterior of any structure.
 - iv. Upper Story Design Features. A minimum of fifty percent of the building frontage width above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details that provide dimensional relief.
 - v. Parapets. A parapet extension of a storefront on a street-fronting facade shall be incorporated and integrated into the design of the building on all publicly visible facades and frontages, and not be limited to street-fronting facades.
 - vi. Pedestrian Access to Buildings. The primary entrance of each ground-floor use shall be located within the primary building frontage, and shall be recessed a minimum of three feet when accessed from the public right-of-way. Walk-up facilities and entries shall be recessed and provide adequate queuing space to avoid interruption of pedestrian flow.
 - vii. Windows and Doors. A minimum of 50 percent of the front facade on the ground floor shall be transparent, consisting of window or door openings allowing views into and out of the interior. Mirrored, reflective glass or tinted glass shall not be used except as an architectural or decorative accent. After installation, clear glass windows shall not later be treated or so as to become opaque, or to be blocked so as to prevent visibility of the ground floor interior from the sidewalk.
 - viii. Height Variations. To create a visually unified street, buildings should be no more than 30% taller or 30% shorter than the average building height on the block.



Schematic elevation sketch of a average building height creating a defined streetscape.

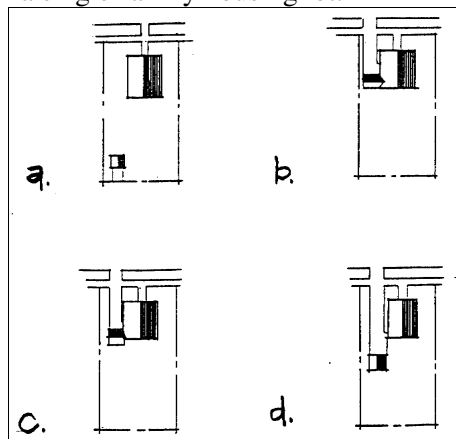
- ix. In order to reduce the impact of the large-scale structures from the street side, parent/anchor structures should be located behind, and away from the street. Smaller structures should be closer to the street.
- 3. All residential structures shall be designed to comply with the following requirements:
 - i. All requirements provided in Section 15-2.
 - ii. Porches, pent roofs, roof overhangs, hooded front doors or other similar architectural elements shall define the front entrance to all residences.
 - iii. In addition to the requirements of Section 15-2, at least two of the following architectural details shall be used to articulate a buildings façade:
 - a. Transoms and unique window forms
 - b. Special window, such as mullioned, and door surrounds and top pieces
 - c. Roof Dormers
 - d. Columns with special capitals
 - e. Unique railings and balustrade
 - f. Decorative chimney
 - g. Porches
 - h. Porticos
 - i. Protruding eaves
 - j. Window shutters
 - k. Recesses and bays
 - l. Balcony or balconet

EXAMPLES OF ELEMENTS



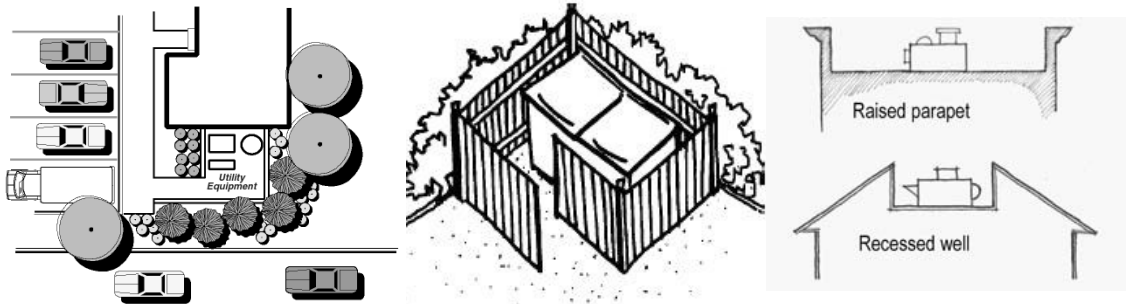
Architectural elements enhance visual quality and contribute to a human-scaled development.

- C. Guidelines for garages. To ensure garage doors do not dominate street-facing facades, and overshadow pedestrian entryways, garages must meet the following requirements:
- All garages shall comply with Article 7 Section 3 - Accessory Uses, and Table 8-3 Dimensional and Density Standards for Accessory Buildings and Structures.
 - For single-family detached dwellings, garages may be placed on a residential lot within the principal building or an accessory building and comply with the following:
 - Garages attached to the front of the main structure are prohibited.
 - Alternative garage locations on a single-family housing lot include:
 - Detached rear garage with rear access from an alley;
 - Attached side garage with front access from the local street;
 - Attached rear garage with front access from the local street;
 - Detached rear garage, behind the house, accessed from the local street.
 - See plan-view below which diagrams the four alternative garage locations on a single-family housing lot.



- All garages for other than single-family detached homes must meet the following requirements:
 - Where vehicular rear access is required as set forth in Article 10, Section 10-1 D.1., access to garages shall be from the alley.
 - For front-loaded garages, the garage must be offset at least five feet (5') from the front façade and designed to blend into the front façade and not detract from the front of the house.
 - Garages accessed from the side or rear may be equal to the front façade of the principal structure if the garage façade facing the street appears as a livable space through use of windows and architectural treatment consistent with the principle building.
- D. Guidelines for lighting.
- Street lighting shall be provided along all streets. Generally, more, smaller lights, as opposed to fewer, high-intensity lights, should be used. Streetlights shall be installed on both sides of the street at intervals of no greater than fifty (50) feet. Street lighting design shall meet the minimum standards developed by the Illumination Engineering Society.
 - Exterior lighting shall be directed downward in order to reduce glare onto adjacent properties.
 - The maximum height of parking lot poles is 30 feet, measured from grade. The maximum height of poles within plaza and other pedestrian areas is 20 feet, also measured from grade.
 - Cobra lights are prohibited.
 - Parking lot poles should be located in medians or perimeter buffer areas wherever possible.

9. Provide path lights to illuminate pedestrian walkways.
 10. Refer to Article 11 Section 5 for additional lighting standards.
- E. Guidelines for Loading and Service Areas.
1. Locate outdoor storage, trash collection or compaction, loading, truck parking utility meters, HVAC equipment, electrical transformers and switchgear or other such service and utility areas shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets, and no attention is attracted to the functions by the use of screening materials that are different from or inferior to the principal materials of the building and landscape.
 2. Locate service and utility areas away from any public street in areas of low visibility. Appropriate locations such area include areas between buildings, where more than one building is located on a site and such buildings are not more than 40 feet apart, or on those sides of buildings that do not have customer entrances.
 3. Combine service and utility areas between multiple sites, where feasible.
 4. Clearly identify service entrances with signs to discourage the use of main entrances for deliveries.
 5. Screen service and utility areas from public view with walls and/or landscaping. Screening materials and design should be attractive and compatible with the building and overall landscape designs.
 6. Utility equipment located on roof-tops shall be screened from public view with parapet walls or sloped roof forms, that are integral to the design of the building.



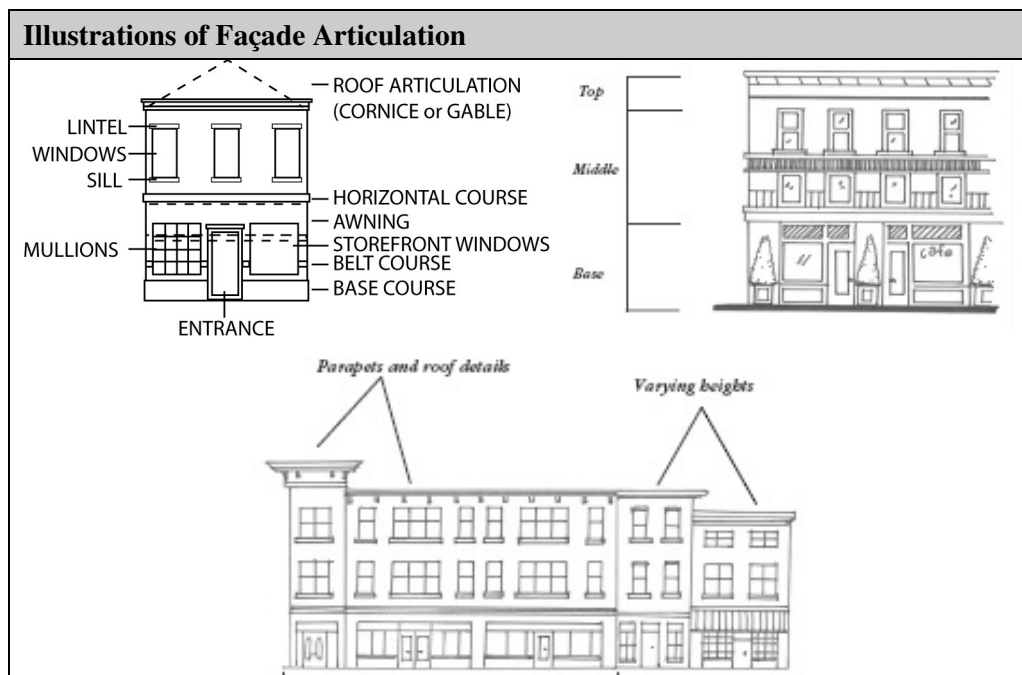
7. All outdoor display areas, including garden centers and any seasonal sales, shall be enclosed and screened on all sides with walls and/or fences. Chain-link fences are discouraged.
8. All outdoor display areas shall be designated on the site plan and must not extend into parking areas.
9. Seasonal sales area may be located in the parking areas; however, shall not reduce the parking area by 2,000 square feet.

Section 15-4. Architectural Design standards for TC Town Center District.

- A. To ensure that all new development in the TC District will be pedestrian in scale and that assist to generate activity, interest and interaction at the street level, all development must meet the following Design Standards.
- B. The standards in this section use the word “shall” while the guidelines use the word “should”. “Shall” statements indicate requirements and offer relatively little flexibility unless choices are provided within the statements themselves. All projects must include these elements as described. “Should” statements are encouraged guidelines.
- C. **Applicability**

1. This Section shall apply to all new buildings and projects, excluding single-family residential dwellings, in the TC Town Center District.
 2. This Section shall apply to all renovations and redevelopment, including applicable additions of a building or site in the TC Town Center District, as follows, except that "renovation" is not intended to apply to routine repairs and maintenance of an existing building:
 - a. A building facade renovation where such addition, renovation, or redevelopment exceeds 30 percent of the wall area of an existing façade
 - b. An addition or renovation to, or redevelopment of, an existing building or project, where the cost of such addition, renovation, or redevelopment exceeds 50 percent of the assessed value of the existing structure(s), or would exceed 25 percent of the square footage of the gross area of the existing structures.
 3. Deviations. Deviation(s) from the provisions of this Section may be permitted for renovations of existing buildings where special or unique circumstances or factors exist which make compliance with this Section unfeasible and meet the following criteria:
 - a. Deviation is approved by the Planning Commission
 - b. Planning Commission determines that the applicant has made improvements to the greatest extent possible.
- D. **Building Design Standards.** New construction for non-residential and mixed use developments shall meet the following requirements:
1. **Building Orientation and Entrances**
 - a. Buildings must have a primary entrance door oriented towards a public street and sidewalk.
 - b. Entrances at building corners may be used to satisfy this requirement.
 - c. All primary building entrances should be accentuated. Entrance accentuations permitted include recessed, protruding, canopy, portico, or overhang. Entrances at building corners shall be articulated with a chamfered corner, turret, canopy, or other similar building feature.
 2. **Windows**
 - a. The ground floor front façades of retail buildings shall include a minimum of 50 percent window that allow views of indoor nonresidential space or product display areas.
 - b. Upper story windows shall be aligned with windows and doors on the first floor.
 - c. Upper story windows of front façades shall include a minimum of 30 percent and a maximum of 60 percent window area in the façade above the ground floor.
 - d. Smoked, reflective, opaque, or black glass in windows viewable from a public street is prohibited.
 - e. The bottom edge of any window or product display window used to satisfy the window standard above should not be more than 3 feet above the adjacent sidewalk.
 3. **Roofs**
 - a. The following roof types are encouraged: gable, cross gable and flat roofs with a decorative cornice line or parapet.
 - b. Flat roofs shall be prohibited on one-story buildings but are allowed on buildings of two stories or more, provided that all visibly exposed walls have an articulated cornice that projects horizontally from the vertical building wall plane.
 4. **Façade Articulation**
 - a. Façade is defined as the exterior walls of a building facing a public street.
 - b. Facades shall have horizontal articulation elements such as window sills, window lintels, protruding horizontal courses on each floor of the building, and cornices.

- c. The top level shall be treated with a distinct outline with elements such as projecting parapet, cornice, or other projection.
- d. Façade Materials.
 - i. Facades fronting on sidewalks of any structure in the Town Center District shall be of a primary building material comprised of at least 75 percent of the façade, excluding glass and doors with architectural details such as storefront bulkheads, quoin, cornices, pilasters, sills, lintels, stringcourse and columns of different materials.
 - ii. The preferred facade materials are stucco and brick. Other acceptable materials include textured concrete block, natural stone, or other architectural material accepted by the Planning Commission.
 - iii. The following materials are prohibited: Non-textured concrete block or cinder block, unfinished poured concrete walls, corrugated panel, corrugated fiberglass, non-architectural sheet metal, aluminum, plastic siding or laminates, plywood, vinyl, masonite, and asphaltic walls.
- e. Facades should have a distinct base of at least 1 foot in height at ground level using materials that are different from the main façade such as stone, masonry, or decorative concrete.
- f. Facades should have vertical articulation at a maximum distance of every 20 feet of continuous façade. Vertical articulation should be created through changes in plane or building material for a minimum of 1 foot wide and protruding a minimum of 2 inches.
- g. To further articulate the building facade and increase architectural interest while facilitating all-weather comfort of pedestrians, continuous awnings (both permanent and retractable), canopies and building overhangs, including arcade structures with occupied space above, are encouraged along the street frontages.



E. Design guidelines for improvements to and reuse of existing buildings

1. Where an applicant is improving or changing an existing structure to accommodate a change in use, it is encouraged the applicant integrate any of the following design standards that are relevant to the improvements being completed. The applicant should illustrate how a new use within an existing structure attempts to accommodate the following standards:
 - a. Locate primary building entrances toward the street.
 - b. Provide more than 25% transparent or translucent materials on each story below the roofline.
 - c. Locate parking to the side or rear of the principal building.
 - d. Utilize pedestrian scale façade articulation and changes in plane on all facades to distinguish each building story and imply regularly spaced storefronts between 20 to 40 feet.

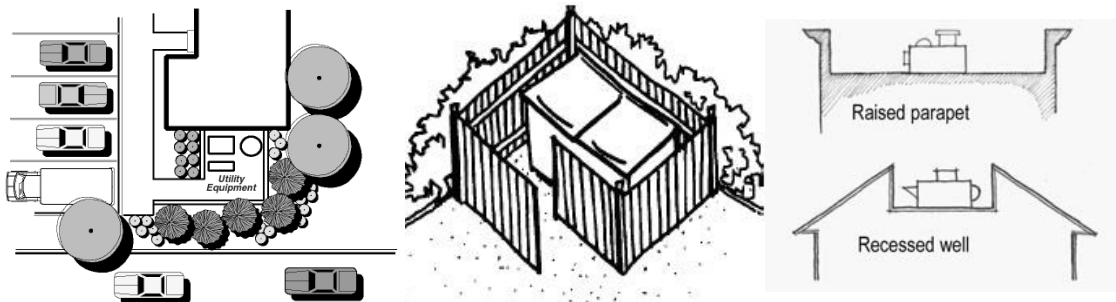
F. Streetscape Standards

1. All developments in the TC District shall be required to provide the following improvements along the entire length of all public streets on which they obtain frontage:
 - a. **Sidewalks**
 - i. Public sidewalks shall have a minimum width of 10 feet. The Planning Commission may alter this if necessary if it is demonstrated that topographic or other limitations make this standard unworkable. However, the unobstructed width of a sidewalk shall not be less than 5 feet.
 - ii. Pedestrian-oriented features of buildings, such as one-story porches, entrance hoods, stoops, awnings, canopies, roof overhangs and arcades with occupied or unoccupied floor space above, may project beyond the build-to line; however, the unobstructed width of a sidewalk shall not be less than 5 feet.
 - iii. Sidewalks are required to connect the street frontage to all building entrances, parking areas, open space, and any other destination that generates pedestrian traffic.
 - iv. Sidewalks shall connect to existing sidewalks on abutting parcels.
 - v. The sidewalk material shall continue across driveways.
 - b. **Street trees**
 - i. Street trees shall be planted and protected in compliance with Section 12-6, provided that a minimum width of 5 feet of unobstructed sidewalk can be provided.
 - ii. Street trees may be planted in tree pits within the sidewalk, a minimum of 4 feet long by 4 feet wide by 3.5 feet deep below the ground surface, or in a continuous planting strip, a minimum of 3 feet in width, located between the curb and the sidewalk.

G. Signage. Signage within the TC Districts shall conform to the requirements of Article 13.**H. Exterior Lighting.** Exterior Lighting within the TC Districts shall conform to the requirements of Article 11, Section 5 in addition to the following:

1. All exterior lighting shall be designed to prevent glare onto adjacent properties. Pedestrian pathways need to be clearly marked and well lit. Lighting should be sufficient for security and identification without allowing light to trespass onto adjacent sites.
2. Light Standard Heights.
 - a. Pedestrian lighting for sidewalks and walkways shall be a maximum of 12 feet in height measured from the ground to the top of the light fixture.
 - b. Other lighting for streets and parking areas shall be a minimum of 15 feet and a maximum of 18 feet in height measured from the ground to the top of the light fixture.
 - c. Lighting fixtures shall not exceed the height of the principal building on the site.

- I. **Fences.** Chain link and barbed wire fences are prohibited.
- J. **Screening:**
1. The purpose of a screen is to provide a visual barrier between unsightly or out of scale development features and the views from public streets and abutting properties.
 2. All rooftop mechanical equipment and other appurtenances shall be concealed by or integrated within the roof form or screened from view at ground level of nearby streets. The following, when above the roofline, requires screening: stair wells, elevator shafts, air conditioning units, large vents, heat pumps and mechanical equipment. The screening of mechanical equipment shall not be subject to the maximum height requirements if it is unoccupied.
 3. Service and loading areas, including dumpster, trash handling and recycling, outdoor storage, vehicle storage, loading docks and wall or ground mounted equipment, shall be located on the side or rear of the building and shall be visually screened from street and pedestrian ways with an opaque screen that may be composed of:
 - a. A brick or stone wall.
 - b. Wooden fence.
 - c. Vinyl fence designed to look like wood.
 - d. Planted vegetation, in which:
 - i. All evergreen trees to be installed shall not be less than six feet in height at the time of planting and shall be of such species that expected height at maturity shall not be less than 15 feet.
 - ii. 100% percent of required trees and at least 75% percent of required shrubs shall be evergreen species.
 - iii. Shrub plantings shall be a minimum of 3 feet high upon installation, with an expected height of at least 6 feet at maturity, no unobstructed openings wider than 4 feet will be permitted.
 - e. Existing vegetation, if deemed suitable by the Planning Commission may be used in place of required landscaping.
 - f. A combination of these elements, which will meet the purpose of the requirement.



Article 16. Text & Map Amendments

Section 16-1. General

The Municipal Governing Body may amend, supplement, change, or modify the number, shape, area, or boundaries of the zoning districts or the text of the regulations contained in this Ordinance. Screening may consist of landscaping, berms, fences, or a combination of these elements.

Section 16-2. Types of Amendments and Who May Initiate

A. Text Amendment

An amendment to the text of this Ordinance may be initiated by the Municipal Governing Body.

B. Zoning Map Amendment

An amendment to the Zoning Map may be initiated by the Municipal Governing Body or by a petition from the owner of the property proposed for a zoning change.

Section 16-3. Application Submission

A. Planning Commission to Accept Applications

An application for map or text amendment shall be submitted to the Planning Commission at least 15 days prior to the Planning Commission's next regular meeting.

B. Planning Commission Recommendation

The Planning Commission shall send application to the Administrator for technical review and the Administrator shall send comments back to the Planning Commission. The Planning Commission shall review the proposed amendment based on the Municipality's Comprehensive Plan and the intent of this ordinance and shall forward recommendations and Administrator comments to the Municipal Governing Body prior to the Municipal Governing Body's public hearing.

Section 16-4. Municipal Governing Body Review

A. Municipal Governing Body to Hold Hearing

The Municipal Governing Body shall set a public hearing date.

B. Public Notice

1. Prior to the public hearing, a notice shall be published in a newspaper of general circulation in the Municipality.
2. The notice shall provide information about the nature of the proposed amendment and announce the time and the place for the Municipal Governing Body's public hearing.

C. Timing of Public Hearing

The public hearing shall be held with at least 15 days public notice.

D. Conduct of Public Hearing

All interested parties and citizens shall be given an opportunity to be heard.

E. Review Criteria

1. The Municipal Governing Body shall consider the Municipality's Comprehensive Plan, public testimony, and recommendations of the Administrator and Planning Commission in making decisions regarding text and map amendments.
2. Text Amendment. The Municipal Governing Body may make changes to a proposed text amendment.
3. Map Amendment (Rezoning)
 - a. Land must be placed in a zoning classification that is in accordance with the uses of land provided for in the Comprehensive Plan.
 - b. The Municipal Governing Body may not add land to what was included in the proposed amendment.

- c. Placing a single parcel of land in more than one zoning district (split zoning) should be avoided.

Section 16-5. Limitation on Reapplication

No application for an amendment, supplement, change, or modification or repeal requesting the same relief in regard to the same property shall be received by the Municipal Governing Body for a period of one year following the decision in the matter by the Municipal Governing Body.

Article 17. Violations & Penalties

Section 17-1. Municipal Governing Body Authorized to Institute Action

The Municipal Governing Body is authorized and directed to institute appropriate actions to put an end to any violations of this Ordinance.

Section 17-2. Penalties for Violations

A. Initial Violation

1. **Defined.** An initial violation is the first time that any person or corporation that:
 - a. Shall violate any provision of this Ordinance;
 - b. Shall fail to comply with any requirements of this Ordinance;
 - c. Shall fail to comply with the conditions of the approval of site or subdivision plans, variances, conditional uses, or other development-related permits; or
 - d. Shall build, alter, or use any building in violation of any detailed statement or plan submitted and approved under this Ordinance.
2. **Penalty.** An entity, who commits a initial violation, shall be charged with such violation and shall be liable to a fine of not more than \$50.00.

Subsequent Violation

1. **Defined.** A subsequent violation is defined as each and every day, following the initial violation, that any person or corporation that:
 - a. Shall violate any provision of this Ordinance;
 - b. Shall fail to comply with any requirements of this Ordinance;
 - c. Shall fail to comply with the conditions of the approval of site or subdivision plans, variances, conditional uses, or other development-related permits; or
 - d. Shall build, alter, or use any building in violation of any detailed statement or plan submitted and approved under this Ordinance.
2. **Penalty.** An entity who commits a subsequent violation shall be charged with such violation and shall be assessed for a violation in the amount of \$100.00 each day without the necessity of a separate citation or summons issued by the Municipality.

Section 17-3. Responsible Parties

The owner or owners of any building or premises, or part of such building or premises, where anything in violation of this Ordinance shall be placed or shall exist, and any architect, builder, contractor, agent, person, or corporation employed in connection with such building or premises, and who have assisted in the commission of any such violation, shall be guilty of a separate offense and upon conviction thereof, shall be fined as herein before provided.

Appendix 1 – Approved Trees

The following species and varieties of trees are considered acceptable for use in the Town of Frederica. All trees must be 1 ½” caliper dimension at time of planting. The term “caliper dimension” means an outside diameter measurement of the trunk of a tree measured at a vertical distance three (3) feet above grade.

Large trees (over 40 feet): should be planted 40 feet on center.

Acer rubrum "Red Sunset"	Red Maple
Acer saccharum "Green Mountain"	Sugar Maple
Celtis occidentalis*	Common Hackberry*
Gleditsia triacanthos "inermis"	Thornless Honey Locust
Platanus acerifolia	London Plane Tree (Liberty or Columbia varieties)
Quercus coccinea*	Scarlet Oak*
Quercus macrocarpa	Willow Oak
Quercus palustris*	Pin Oak*
Quercus rubra*	Northern Red Oak*
Quercus shumardii	Shumard Oak
Tilia cordata	Littleleaf Linden
Zelkova serrata	Japanese Zelkova

Note: maples to be planted in a minimum 8 foot wide green strip, or, behind the sidewalk.

Medium trees (30 to 40 feet): should be planted 30 feet on center.

Acer campestre	Hedge Maple
Carpinus betulus	European Hornbeam
Carpinus caroliniana*	American Hornbeam*
Crataegus crusgalli inermis	Thornless Cockspur Hawthorn
Koeleruteria paniculata	Goldenrain Tree
Prunus serrulata "Kwanzan"	Kwanzan Cherry
Prunus sargentii	Sargent Cherry
Pyrus calleryana	Flowering Pear (Aristocrat or Redspire varieties)
Sophora japonica	Scholar Tree
Syringa reticulata	Japanese Tree Lilac

Appendix 2 – Title 22, Chapter 7 of the Delaware Code**Municipalities****CHAPTER 7. PLANNING COMMISSION****§ 701. Establishment; membership.**

Any incorporated city or town may at any time establish a planning commission under this chapter. A planning commission established hereunder shall consist of not less than 5 nor more than 9 members. Such members shall in cities be appointed by the mayor, subject to confirmation by the city council, and in towns where there is not a mayor shall be elected by the town commissioners. When a planning commission is first established the members thereof shall be appointed or elected for terms of such length and shall be so arranged that the term of at least 1 member shall expire each year and their successor shall be appointed or elected for terms of 2 to 5 years each. Any member of the planning commission so established in a city may be removed for cause after a public hearing by the mayor with the approval of city council; members of the planning commission elected by town commissioners shall be removed by them for cause after a public hearing by a majority vote. A vacancy occurring otherwise than by expiration of term shall be filled for the unexpired term in a city in the same manner as an original appointment and in a town by the town commissioners. Such a planning commission shall elect annually a chairperson and a secretary from among its own number and may employ experts, clerical and other assistants. It may appoint a custodian of its plan and records who may be the city engineer or town clerk. (22 Del. C. 1953, § 701; 49 Del. Laws, c. 415, § 1; 59 Del. Laws, c. 463, § 1; 70 Del. Laws, c. 186, § 1.)

§ 702. Comprehensive development plan.

(a) A planning commission established by any incorporated municipality under this chapter shall prepare a comprehensive plan for the city or town or portions thereof as the commission deems appropriate. It is the purpose of this section to encourage the most appropriate uses of the physical and fiscal resources of the municipality and the coordination of municipal growth, development and infrastructure investment actions with those of other municipalities, counties and the State through a process of municipal comprehensive planning.

(b) Comprehensive plan means a document in text and maps, containing at a minimum, a municipal development strategy setting forth the jurisdiction's position on population and housing growth within the jurisdiction, expansion of its boundaries, development of adjacent areas, redevelopment potential, community character, and the general uses of land within the community, and critical community development and infrastructure issues. The comprehensive planning process shall demonstrate coordination with other municipalities, the county and the State during plan preparation. The comprehensive plan for municipalities of greater than 2,000 population shall also contain, as appropriate to the size and character of the jurisdiction, a description of the physical, demographic and economic conditions of the jurisdiction; as well as policies, statements, goals and planning components for public and private uses of land, transportation, economic development, affordable housing, community facilities, open spaces and recreation, protection of sensitive areas, community design, adequate water and wastewater systems, protection of historic and cultural resources, annexation and such other elements which in accordance with present and future needs, in the judgment of the municipality, best promotes the health, safety, prosperity and general public welfare of the jurisdiction's residents.

(c) The comprehensive plan shall be the basis for the development of zoning regulations as permitted pursuant to Chapter 3 of this title. Should a jurisdiction exercise its authority to establish municipal

zoning regulations pursuant to Chapter 3 of this title, it shall, within 18 months of the adoption of a comprehensive development plan or revision thereof, amend its official zoning map to rezone all lands within the municipality in accordance with the uses of land provided for in the comprehensive development plan.

(d) After a comprehensive plan or portion thereof has been adopted by the municipality in accordance to this chapter, the comprehensive plan shall have the force of law and no development shall be permitted except as consistent with the plan.

(e) At least every 5 years a municipality shall review its adopted comprehensive plan to determine if its provisions are still relevant given changing conditions in the municipality or in the surrounding areas. The adopted comprehensive plan shall be revised, updated and amended as necessary, and re-adopted at least every 10 years.

(f) The comprehensive plan or amendments or revisions thereto shall be submitted to the Governor or designee at such time as the plan is made available for public review. The municipality shall provide sufficient copies for review by the Governor's Advisory Council on Planning Coordination. The Advisory Council, within 30 days of plan submission, shall conduct a public meeting, at which time the municipality shall make a presentation of the plan and its underlying goals and development policies, except when the Advisory Council determines that the comprehensive plan, amendments or revisions are fully consistent with statewide land development goals, policies and criteria as adopted by the Governor or Cabinet Committee on State Planning Issues. Following the public meeting the plan shall be subject to the state review and certification process set forth in § 9103 of Title 29. If the Advisory Council determines that a public meeting is not required as provided above, the plan shall be submitted directly to the Governor or his or her designee for certification provided in § 9103 of Title 29. Any proposed comprehensive plan that has been submitted to the Office of State Planning Coordination prior to July 13, 2001, for review shall be exempt from the requirements of this subsection.

(g) Municipalities shall provide to the Office of State Planning Coordination by December 31 of each year a report describing implementation of their comprehensive plan and identifying development issues, trends or conditions since the plan was last adopted or amended. (22 Del. C. 1953, § 702; 49 Del. Laws, c. 415, § 1; 71 Del. Laws, c. 477, § 1; 73 Del. Laws, c. 186, §§ 7-9.)

§ 703. General studies and reports.

The planning commission shall have full power and authority to make such investigations, maps and reports of the resources, possibilities and needs of the city or town as it deems desirable, providing the total expenditures of said commission shall not exceed the appropriation for its expenses. Upon completion of any such reports the planning commission shall submit the same to the city council or town commissioners with its recommendations. It shall report annually to the city council or town commissioners on the activities of the planning commission during the preceding year. (22 Del. C. 1953, § 703; 49 Del. Laws, c. 415, § 1.)

§ 704. Adoption of official map.

Each incorporated city or town established under this title may, by action of its city council or town commissioners, adopt an official map prepared under the direction of such planning commission and showing the public ways and parks therein as theretofore laid out and established by law and the private ways then existing and used in common by more than 2 owners. Such official map is hereby declared to be established to conserve and promote the public health, safety and general welfare. Upon the adoption

of such a map and upon any change therein or addition thereto made, as hereinafter provided, the city or town clerk shall forthwith file with the recorder of deeds in the respective counties a certificate of such action and a copy of such map as adopted or as changed or added to. (22 Del. C. 1953, § 704; 49 Del. Laws, c. 415, § 1.)

§ 705. Change of or addition to official map.

An incorporated city or town so adopting an official map by action of its city council or town commissioners may, whenever and as often as it may deem it for the public interest, change or add to such map, so as to place thereon lines and notations showing existing or proposed locations not theretofore mapped of new or widened public ways and new or enlarged parks and proposed discontinuances in whole or in part of existing or mapped public ways and parks. No such change or addition shall become effective until after a public hearing in relation thereto before the city council or town commissioners, at which parties in interest shall have an opportunity to be heard. At least 10 days' notice of such a public hearing shall be given by advertisement in a newspaper of general circulation in the city or town or in the county in which the city or town is located. No such change or addition which has not been previously recommended by the planning commission established by this chapter shall be adopted until after a report thereon by said commission and no variance from a plan prepared or approved by said planning commission shall be made except by a two-thirds vote of all the members of a city council or by a two-thirds vote of the town commissioners; provided, that the last mentioned requirement shall be deemed to be waived in case the matter has been referred to said commission for a report and it has failed to report within 30 days thereafter. (22 Del. C. 1953, § 705; 49 Del. Laws, c. 415, § 1.)

§ 706. Establishing or changing public ways and parks.

This chapter shall not abridge the powers of the city council or the town commissioners of any town or any other municipal officer in regard to public ways or parks in any manner except as provided herein, nor shall they authorize the taking of land or the laying out or construction of a way or a park or the alteration, relocation or discontinuance thereof, except in accordance with the laws governing the same; provided, that after an incorporated city and/or town has adopted an official map under this chapter no public way shall be laid out, altered, relocated or discontinued if such laying out, alteration, relocation or discontinuance is not in accordance with such official map as it then appears, unless the proposed laying out, alteration, relocation or discontinuance has been referred to the planning commission of such city or town established under this chapter and such planning commission has reported thereon or has allowed 45 days to elapse after such reference without submitting its report. After a city or town has adopted an official map under this chapter, no person shall open a way for public use, except as provided under the sections of this chapter, unless the location of such way is in accordance with the official map as it then appears or has been approved by the planning commission established under this chapter, and, in either case, the grading, surfacing and draining of such way have been approved by such commission or by the city or town engineer. (22 Del. C. 1953, § 706; 49 Del. Laws, c. 415, § 1.)

§ 707. Public way or park to be shown on official map.

Upon final action by the proper authorities in laying out, altering or relocating a proper way or in discontinuing the whole or any part thereof or in establishing or enlarging a public park or closing thereof in whole or in part, the lines and notations showing such improvement, discontinuance or closing, as so established or effected, shall, without further action by the city council or town commissioners, be made a part of the official map, if any, of the incorporated city or town in which such public way or park is located. (22 Del. C. 1953, § 707; 49 Del. Laws, c. 415, § 1.)

§ 708. Reference of certain matters to planning commission.

In a city or town having a planning commission established under this chapter, but which has not adopted an official map, no public way shall be laid out, altered, relocated or discontinued unless the proposed laying out, alteration, relocation or discontinuance has been referred to the planning commission of such city or town and such commission has reported thereon or has allowed 45 days to elapse after such reference without submitting its report. Any city or town having a planning commission established under this chapter may, by ordinance, bylaw or vote, provide for the reference of any other matter or class of matters to the planning commission before final action thereon with or without provision that final action shall not be taken until the planning commission has submitted its report or has had a reasonable fixed time to submit such report. Such planning commission shall have full power to make such investigations, maps and reports and recommendations in connection therewith, relating to any of the subjects referred to under this section, as it deems desirable. (22 Del. C. 1953, § 708; 49 Del. Laws, c. 415, § 1.)

§ 709. Entry upon lands; making examinations and surveys.

Planning commissions established under this chapter, their officers and agents may, so far as they deem it necessary in carrying out this chapter, enter upon any lands and there make examinations and surveys and place and maintain monuments and marks. (22 Del. C. 1953, § 709; 49 Del. Laws, c. 415, § 1.)

§ 710. Enforcement.

The Court of Chancery shall have jurisdiction on petition of the planning commission established hereunder to enforce this chapter and any ordinance or bylaws made thereunder and may restrain by injunction violations thereof. (22 Del. C. 1953, § 710; 49 Del. Laws, c. 415, § 1.)

§ 711. Limitations on powers and liabilities.

This chapter shall not be construed to authorize the taking of land nor the authorization of a city or town to lay out or construct any way which may be indicated on any plan or plot until such way has been laid out as a public way in the manner prescribed by law, nor shall this chapter be construed to render a city or town liable for damages except as may be sustained under § 705 of this title by reason of changes in the official map. (22 Del. C. 1953, § 711; 49 Del. Laws, c. 415, § 1.)

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Appendix 3 – Title 22, Chapter 3 of the Delaware Code**Municipalities****CHAPTER 3. MUNICIPAL ZONING REGULATIONS****Subchapter I. General Provisions****§ 301. Grant of power.**

For the purpose of promoting health, safety, morals or the general welfare of the community, the legislative body of cities and incorporated towns may regulate and restrict the height, number of stories and size of buildings and other structures, percentage of lot that may be occupied, the size of yards, courts and other open spaces, the density of population, and the location and use of buildings, structures and land for trade, industry, residence or other purposes. (39 Del. Laws, c. 22, § 2; Code 1935, § 6228; 22 Del. C. 1953, § 301.)

§ 302. Division into districts; regulations.

For any or all of the purposes provided in § 301 of this title, the legislative body may divide the municipality into districts of such number, shape and area as may be deemed best suited to carry out the purposes of this chapter, and within such districts it may regulate and restrict the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land. All such regulations shall be uniform for each class or kind of buildings throughout each district but the regulations in 1 district may differ from those in other districts. (39 Del. Laws, c. 22, § 3; Code 1935, § 6229; 22 Del. C. 1953, § 302.)

§ 303. Purpose of regulations.

The regulations shall be made in accordance with a comprehensive plan and designed to lessen congestion in the streets, to secure safety from fire, panic and other dangers, to promote health and the general welfare, to provide adequate light and air, to prevent the overcrowding of land, to avoid undue concentration of population, to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements. Such regulations shall be made with reasonable consideration, among other things, as to the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the municipality. (39 Del. Laws, c. 22, § 4; Code 1935, § 6230; 22 Del. C. 1953, § 303.)

§ 304. Establishment and enforcement of regulations.

The legislative body of the municipality shall provide for the manner in which the regulations and restrictions and the boundaries of the districts shall be determined, established and enforced and from time to time amended, supplemented or changed. However, no such regulations, restriction or boundary shall become effective until after a public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. At least 15 days' notice of the time and place of such hearing shall be published in an official paper or a paper of general circulation in such municipality. (39 Del. Laws, c. 22, § 5; Code 1935, § 6231; 22 Del. C. 1953, § 304.)

§ 305. Changes in regulations; procedure.

The regulations, restrictions and boundaries may from time to time be amended, supplemented, changed, modified or repealed. In case, however, of a protest against such changes signed by the owners

of 20 percent or more, either of the area of the lots included in such proposed change or of those immediately adjacent thereto extending 100 feet therefrom or of those directly opposite thereto extending 100 feet back from the street frontage of such opposite lots, such amendment shall not become effective except by the favorable vote of three fourths of all the members of the legislative body of the municipality; provided, however, that in any municipality of this State with a population in excess of 50,000 persons, the foregoing provisions regarding a protest shall not be applicable to any such change which is proposed in connection with the construction of federally assisted multi-family housing for the elderly and handicapped, in all instances of which such change shall become effective by the favorable vote of a simple majority of all the members of the legislative body of the municipality. The provisions of § 304 of this title, relative to public hearings and official notice, shall apply equally to all changes or amendments. (39 Del. Laws, c. 22, § 6; Code 1935, § 6232; 22 Del. C. 1953, § 305; 67 Del. Laws, c. 183, § 1.)

§ 306. Zoning commission.

In order to avail itself of the powers conferred by this chapter, the mayor or the chief executive of cities or incorporated towns shall appoint a commission to be known as the zoning commission of 3 members, the appointments to be confirmed by the legislative body, to recommend the boundaries of the various original districts and appropriate regulations to be enforced therein. The commission shall consist of not more than 2 members from 1 party and appointments shall be made for 2, 4, and 6 years, and for 6-year terms thereafter. Such commission shall make a preliminary report and hold public hearings thereon before submitting its final report. The legislative body shall not hold its public hearings or take action until it has received the final report of such commission. (39 Del. Laws, c. 22, § 7; Code 1935, § 6232; 22 Del. C. 1953, § 306.)

§ 307. Conflict with other laws.

Wherever the regulations made under authority of this chapter require a greater width or size of yards or courts, or a lower height of building or less number of stories, or a greater percentage of lot to be left unoccupied, or impose other higher standards than are required in any other statute or local ordinance or regulation, the regulations made under authority of this chapter shall govern. Wherever any other statute, local ordinance or regulation requires a greater width or size of yards or courts, or a lower height of building or a less number of stories, or a greater percentage of lot to be left unoccupied, or imposed other higher standards than are required by the regulations made under authority of this chapter, such statute, local ordinance or regulation shall govern. (39 Del. Laws, c. 22, § 10; Code 1935, § 6236; 22 Del. C. 1953, § 307.)

§ 308. Enforcement.

In case any building or structure is erected, constructed, reconstructed, altered, repaired, converted or maintained or any building, structure or land is used in violation of this chapter or of any ordinance or other regulation made under authority conferred thereby, the proper local authorities of the municipality, in addition to other remedies, may institute any appropriate action or proceeding to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use to restrain, correct or abate such violation, to prevent the occupancy of the building, structure or land or to prevent any illegal act, conduct, business or use in or about such premises. (39 Del. Laws, c. 22, § 9; Code 1935, § 6235; 22 Del. C. 1953, § 308.)

§ 309. Residential facilities for persons with disabilities.

(a) For purposes of all local zoning ordinances a residential facility licensed or approved by a state agency serving 10 or fewer persons with disabilities on a 24 hour-per-day basis shall be construed to be a permitted single family residential use of such property.

(b) For the purposes of this section, the term "persons with disabilities" includes any persons with a handicap or disability as those terms are defined in the Delaware Fair Housing Act Chapter 46 of Title 6. (62 Del. Laws, c. 390, § 4; 74 Del. Laws, c. 149, §§ 9-11.)

§ 310. Transfer of development rights; receiving zones.

For any or all the purposes provided in § 301 of this title, the legislative body of the municipality is expressly granted the authority to develop and adopt regulations governing the transfer of development rights from identified districts, zones or parcels from any unincorporated area in any county to districts, zones, or parcels designated to receive such development rights, and to enter into agreements with counties for such purposes. Whenever a municipality exercises its authority to provide for the receipt of development rights it shall:

- (1) Have adopted a comprehensive plan as required by this chapter and conform thereto;
- (2) Provide for the transfer of development rights as an option to the use and development of the subject property according to the otherwise applicable zoning requirements;
- (3) Limit designation of receiving areas to locations where the municipality has determined that growth should be encouraged and where a transfer of development rights would not result in the inability of either existing or planned public facilities which serve the area to accommodate such growth;
- (4) Demonstrate that the creation and regulation of receiving districts are otherwise consistent with promotion of the policies expressed by the comprehensive plans of the municipality and the statewide planning goals and objectives established pursuant to Chapter 91 of Title 29; and
- (5) Provide for appropriate incentives for the transfer of development rights, including bonuses for the use of transferred development rights and intergovernmental agreements with counties which would permit the transfer and use of development rights between counties and municipalities. (72 Del. Laws, c. 122, § 5.)

Subchapter II. Boards of Adjustment

§ 321. Creation and powers.

The legislative body of cities or incorporated towns shall provide for the appointment of a board to be known as the board of adjustment

and in the rules and regulations adopted pursuant to the authority of this chapter shall provide that the board may, in appropriate cases and subject to appropriate conditions and safeguards, make special exceptions to the terms of the ordinance in harmony with its general purpose and intent and in accordance with general or specific rules therein contained. (39 Del. Laws, c. 22, § 8; Code 1935, § 6234; 22 Del. C. 1953, § 321.)

§ 322. Composition; terms of office.

(a) In cities or incorporated towns not having heretofore adopted a home rule charter pursuant to Chapter 8 of this title, the board of adjustment shall consist of the chief engineer of the street and sewer department, the city solicitor and the mayor or an authorized agent of the mayor. If the city or

incorporated town has no city engineer or city solicitor, then the mayor or chief executive of such city or town shall appoint 2 members, each to be appointed for a term of 3 years and removable for cause by the appointing authority upon written charges and after public hearing, who, with the presiding officer of the zoning commission, shall constitute the board of adjustment for such city or town. Vacancies shall be filled for the unexpired term of any member whose term becomes vacant.

(b) In cities or incorporated towns having heretofore or hereafter adopted a home rule charter pursuant to Chapter 8 of this title, the legislative body thereof may establish a board of adjustment consisting of 5 members who shall be residents of the city or incorporated town and who shall have knowledge of and experience in the problems of urban and rural development, and who, at the time of appointment, shall not be candidates-elect for or incumbents of an elective public office. The mayor or chief executive officer of such city or incorporated town, with consent of the legislative body thereof, shall appoint 4 members for terms of 4 years, provided that the terms of the original members shall be established in a manner that 1 shall expire each year. The mayor or chief executive officer of such city or incorporated town, with the consent of the legislative body thereof, shall appoint 1 member who shall be chairperson and who shall serve at the pleasure of that appointing official. The members shall be entitled to compensation as determined by the city or incorporated town.

(c) In the event that a city or incorporated town qualifying under subsection (b) of this section fails to establish a board of adjustment as permitted in subsection (b) of this section, the board of adjustment shall consist of those persons designated in subsection (a) of this section.

(d)

- (1) Anything heretofore in this section to the contrary notwithstanding, any city or town, by its legislative body, may establish a board of adjustment consisting of not less than 3 nor more than 5 members who shall be residents of the city or town and who shall have knowledge of the problems of urban and rural development and who, at the time of appointment and throughout the term of office, shall not be candidates nor members of the legislative body nor employees of the city or town. The mayor or chief executive officer of such city or town shall appoint such members of the board of adjustment, and all such appointments shall be confirmed by a majority vote of the elected members of the legislative body.
- (2) All appointments shall be for a period of 3 years, provided that the terms of the original members shall be established in such a manner that the term of at least 1 member shall expire each year and the successor shall be appointed for a term of 3 years. The board of adjustment so selected shall elect from among their own number a chairperson and a secretary.
- (3) Any member of the board of adjustment may be removed from office by the legislative body for cause after a hearing by a majority vote of all the elected members of the legislative body of such city or town. A vacancy occurring otherwise than by the expiration of term shall be filled for the remainder of the unexpired term in the same manner as an original appointment. (39 Del. Laws, c. 22, § 8; Code 1935, § 6234; 22 Del. C. 1953, § 322; 57 Del. Laws, c. 717; 58 Del. Laws, c. 276; 59 Del. Laws, c. 137, § 1; 64 Del. Laws, c. 284, § 1; 70 Del. Laws, c. 186, § 1.)

§ 323. Rules; meetings; administration of oaths; records.

The board of adjustment shall adopt rules in accordance with any ordinance adopted pursuant to this chapter. Meetings of the board shall be held at the call of the chairperson and at such other times as the

board may determine. Such chairperson, or in the chairperson's absence, the acting chairperson, may administer oaths and compel the attendance of witnesses. All meetings of the board shall be open to the public. The board shall keep minutes of its proceedings showing the vote of each member upon each question or, if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the board and shall be a public record. (39 Del. Laws, c. 22, § 8; Code 1935, § 6234; 22 Del. C. 1953, § 323; 70 Del. Laws, c. 186, § 1.)

§ 324. Appeals to board.

Appeals to the board of adjustment may be taken by any person aggrieved or by any officer, department, board or bureau of the municipality affected by any decision of the administrative officer. Such appeal shall be taken within a reasonable time as provided by the rules of the board by filing with the officer from whom the appeal is taken and with the board a notice of appeal specifying the grounds thereof. The officer from whom the appeal is taken shall forthwith transmit to the board all the papers constituting the record upon which the action appealed from was taken. (39 Del. Laws, c. 22, § 8; Code 1935, § 6234; 22 Del. C. 1953, § 324.)

§ 325. Stay of proceedings.

An appeal stays all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the board of adjustment after the notice of appeal has been filed with the officer that, by reason of facts stated in the certificate, a stay would in the officer's opinion cause imminent peril to life or property. In such case proceedings shall not be stayed otherwise than by a restraining order which may be granted by the board or by a court having jurisdiction on application on notice to the officer from whom the appeal is taken and on due cause shown. (39 Del. Laws, c. 22, § 8; Code 1935, § 6234; 22 Del. C. 1953, § 325; 70 Del. Laws, c. 186, § 1.)

§ 326. Notice and hearing on appeal.

The board of adjustment shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time. Upon the hearing any party may appear in person, by agent or by attorney. (39 Del. Laws, c. 22, § 8; Code 1935, § 6234; 22 Del. C. 1953, § 326.)

§ 327. Determinations of board.

(a) The board of adjustment may:

- (1) Hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by an administrative official in the enforcement of this chapter or of any ordinance adopted pursuant thereto;
- (2) Hear and decide special exceptions to the terms of the ordinance upon which the board is required to pass under such ordinance;
- (3) Authorize, in specific cases, such variance from any zoning ordinance, code or regulation that will not be contrary to the public interest, where, owing to special conditions or exceptional situations, a literal interpretation of any zoning ordinances, code or regulation will result in unnecessary hardship or exceptional practical difficulties to the owner of property so that the spirit of the ordinance, code or regulation shall be observed and substantial justice done, provided such relief may be granted without substantial

detriment to the public good and without substantially impairing the intent and purpose of any zoning ordinance, code, regulation or map.

(b) In exercising the powers provided in subsection (a) of this section the board may, in conformity with this chapter, reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from and may make such order, requirement, decision or determination as ought to be made, and to that end shall have all the powers of the officer from whom the appeal is taken. (39 Del. Laws, c. 22, § 8; Code 1935, § 6234; 22 Del. C. 1953, § 327; 65 Del. Laws, c. 61, § 1.)

§ 328. Appeal to Superior Court from board's decision.

(a) Any person or persons, jointly or severally aggrieved by any decision of the board of adjustment, or any taxpayer or any officer, department, board or bureau of the municipality may present to the Superior Court a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the Court within 30 days after the filing of the decision in the office of the board.

(b) Upon the presentation of the petition, the Court may allow a writ of certiorari directed to the board to review such decision of the board and shall prescribe therein the time within which a return thereto must be made and served upon the relator's attorney, which shall not be less than 10 days and may be extended by the Court. The allowance of the writ shall not stay proceedings upon the decision appealed from, but the Court may, on application, on notice to the board and on due cause shown, grant a restraining order.

(c) The Court may reverse or affirm, wholly or partly, or may modify the decision brought up for review. (39 Del. Laws, c. 22, § 8; Code 1935, § 6234; 22 Del. C. 1953, § 328.)

§ 329. Priority of proceedings.

All issues in any proceeding under this subchapter shall have preference over all other civil actions and proceedings. (39 Del. Laws, c. 22, § 8; Code 1935, § 6234; 22 Del. C. 1953, § 329.)

§ 330. Hearing on appeal.

If, upon the hearing, it shall appear to the Court that testimony is necessary for the proper disposition of the matter, it may take evidence or appoint a referee to take such evidence as it may direct and report the same to the Court with findings of fact and conclusions of law, which shall constitute a part of the proceedings upon which the determination of the Court shall be made. (39 Del. Laws, c. 22, § 8; Code 1935, § 6234; 22 Del. C. 1953, § 330; 70 Del. Laws, c. 186, § 1.)

§ 331. Record on appeal.

The board of adjustment shall not be required to return the original papers acted upon by it, but it shall be sufficient to return certified or sworn copies thereof or of such portions thereof as may be called for by the writ. The return shall concisely set forth such other facts as may be pertinent and material to show the grounds of the decision appealed from and shall be verified. The cost of a transcript of the hearing appealed from is the responsibility of the person appealing the decision, unless the cost is awarded against the Board as provided in § 332 of this title. (39 Del. Laws, c. 22, § 8; Code 1935, § 6234; 22 Del. C. 1953, § 331; 73 Del. Laws, c. 38, § 1.)

§ 332. Costs on appeal.

Costs shall not be allowed against the board of adjustment, unless it appears to the Court that it acted with gross negligence, in bad faith or with malice in making the decision appealed from. For purposes of this section, the word "costs" includes all fees paid or owed to the Prothonotary's Office in connection with the appeal to the Superior Court and all documented out-of-pocket expenses incurred by the Board of Adjustment in preparing, filing and serving sufficient copies of the record of the proceedings appealed from, including but not limited to expenses for photocopying, copying and/or duplication of survey drawings or plots, audio tape recordings, video tape recordings, computer discs, and expenses for preparing the transcript of the hearing. (39 Del. Laws, c. 22, § 8; Code 1935, § 6234; 22 Del. C. 1953, § 332; 73 Del. Laws, c. 38, § 2.)

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Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs.

The Standards (**36 CFR Part 67**) apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.