

TOWN OF FREDERICA ORDINANCE NO. 22- 04

**AN ORDINANCE AMENDING THE LAND DEVELOPMENT
ORDINANCE RELATING TO RENTAL PROPERTIES IN THE TOWN
CENTER (TC) ZONING DISTRICT**

BE IT ORDANIED BY THE MAYOR AND COUNCIL OF THE TOWN OF
FREDERICA IN COUNCIL MET:

ARTICLE 7 –USE REGULATIONS

SECTION 1.

Table 7-1 – Permitted Uses and Structures.

Modify Table 7-1 under the line-item Residential Uses to change Apartments
Above Commercial or Office Uses in Zone TC-1 from P (Permitted) to CU
(Conditional Use). *Note that Zone TC-1 in Table 7-1 is synonymous with TC
Zoning (Town Center) as defined in Article 6 (Zoning Districts and Maps).*

SECTION 2.

ARTICLE 8 –DIMENSIONAL & DENSITY STANDARDS

Section 8-1 F – Basic Dimensional & Density Standards, TC Center Zone

Add Item 7 to Section 8-1 F as “Minimum apartment size shall be 800 square
feet per unit.”

ARTICLE 14 –PARKING STANDARDS

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

Modify Table 14-2 to add the use of “Apartments” below the line item of

“Residence” and parking spaces required as “2.0 spaces per apartment unit” for the use of Apartments. Off-Street parking shall be interpreted as being the same as on-site parking, meaning on the same property as the commercial/apartment structure.

SECTION 3.

Severability. The provisions of this Ordinance are severable, and if any of its provisions or any sentence, clause, or paragraph shall be held unconstitutional or violate the Laws of the State of Delaware by any court of competent jurisdiction, the decision of such court shall not affect or impair any of the remaining provisions.

SECTION 4.

Effective Date. The Clerk shall certify to the adoption of this Ordinance and cause the same to be published as required by law; and this Ordinance shall take effect and be in force thirty days from and after its approval by Council.

SECTION 5.

Repealer: All ordinances and parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed.

ORDAINED AND ENACTED INTO THE LAW by a majority vote of the Council Members present at a regular session of Frederica Town Council, Delaware on the _____ day of _____, A.D. 2022.

First Reading: May 4, 2022_____

Public Hearing and Second Reading: May 18, 2022_____

Published: June 18, 2022_____

William C. Glanden
William C. Glanden
Mayor

I do hereby certify that the foregoing is a true and correct copy of the Ordinance passed by the Town Council at its meeting on _____ at which meeting a quorum was present and voting throughout that the same is still in full force and effect.

Alicia Drew
Clerk

SYNOPSIS:

This Ordinance amends the Land Development Ordinance Relating to Rental Units in the TC Zoning District.