

TOWN OF CAMDEN
1783 Friends Way
Camden, DE 19934-1002

**AMENDMENT TO
ORDINANCE #96
ZONING ORDINANCE**

“FILLING STATIONS AND PARKING FOR LODGING”

The Mayor and Town Council of the Town of Camden hereby ordains an amendment to Ordinance #96 revising and/or establishing specific regulations established for signage and parking with the Commercial Zones within the incorporated limits of the Town of Camden as follows:

ARTICLE III ZONING DISTRICT REGULATIONS

TABLE 240-24 C-2 Highway Commercial

F. Additional requirements for Conditional Uses. The following may be permitted as a conditional use if approved by the Town Council.

Shall read as follows:

- (6) Motor Vehicle Filling Stations. And other like business PROVIDED:**
- (a) In order to minimize traffic hazards and permit safe ingress and egress to and from service stations, the following minimum frontages are required:
 - (i) Where stations are located on Town streets or county highways, not less than 200 feet for stations with not more than three dispensing pumps. For every three additional pumps or fraction thereof, there shall be an additional 50 feet of frontage.
 - (ii) Where stations are located on state highways, not less than 250 feet for stations with not more than three dispensing pumps. For every three additional pumps or fraction thereof, there shall be an additional 50 feet of frontage.

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- (b) Each meter and dispensing hose shall be considered a separate pump.
- (c) Pump locations. All fuel pumps, appliance and air pumps shall be located at least 35 feet from the street lines and 25 feet away from the side and rear property lines, or edge of any required buffer areas, so as to permit all services to be performed within the lot lines. All other services shall be performed within an enclosed building.
- (d) Fuel tanks. All fuel tanks shall be installed underground.
- (e) Driveways
 - (i) Driveways shall not be more than 25 feet wide at any point thereof.
 - (ii) There shall be a minimum distance of 30 feet between driveways as measured from the edges of the paved portion. Driveways shall be at least 10 feet from the adjoining property line and at least 20 feet from the street line of any intersecting street.
 - (iii) There shall be a maximum of two driveways on any street.
- (f) Paving. The entire area of the station or garage or sale area traversed by motor vehicles shall be macadam or concrete.
- (g) Station location. No gasoline selling or service station, or area so utilized, shall be located within 500 feet of any property upon which a church, nursing home, hospital, public or parochial school, private school, college, institution or theater shall be located; nor shall any gasoline selling or service station be located within 2,000 feet of another gasoline selling or service station. Such distance shall be measured from the property or lot line on which the proposed service station is to be located on a straight line to the property line or lot line on which the church, hospital, public or parochial school, private school, college, institution, theater or gasoline or service station shall be located.
- (h) Buffer yard; setback; canopies; building area and height.
 - (i) Buffer yard. A buffer yard of not less than 50 feet in width shall be provided on any special use when such special use is located within 50 feet of any residential zone. Such distance shall be measured as provided in subsection g. above. This buffer yard shall be used only as a planting strip in which hedge, evergreens shrubbery or other suitable planting shall be provided and maintained with a visual screen year round.

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- (ii) Setback. The walls of any building shall be set back at least 25 feet from every adjoining property line or require
- (iii) Canopies. Canopies or roof overhangs attached to or extended from the buildings shall not extend more than five feet from building.
- (iv) Building area and height of not more than 2% of the area of each lot may be occupied by buildings. No building shall exceed one story in height.
- (i) Outdoor activity. All lubrication, repair, maintenance or similar activities shall be performed within a completely enclosed building. In addition thereto, all displays and sale of merchandise shall be made or sold within a completely enclosed building, except as specifically provided or allowed under the terms of this article.
- (j) Sale of vehicles. No automobile, truck, trailer or boat shall be allowed to stand on any gasoline selling or service station property publicly advertising such vehicle sale.
- (k) Residential use. No part of any gasoline selling or service station may be used for resident or sleeping purposes.
- (l) Signs. Signs shall be erected in accordance with the requirements of Section 240-29 except that no sign shall exceed 25 feet in height nor shall any sign be erected less than 15 feet from any curb or property line.
- (m) Utility lines. All electric, gas, telephone and other utility lines and uses shall be installed underground.
- (n) Lighting. Exterior lighting shall be shielded so that it is deflected away from adjacent properties.

ARTICLE IV SUPPLEMENTARY REGULATIONS

SECTION 240-27 Off-Street Parking

D. Specific Requirements by Use

Shall read as follows:

- (18) Lodging, Hotels, Motels or similar use:
 - (a) One (1) parking space for each room plus one space of each employee (maximum number of employees on any shift) for properties located within the C-2 Highway Commercial Zone.

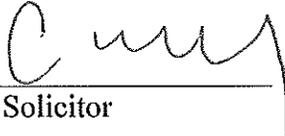
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- (b) One (1) parking space for each 200 square feet of gross floor space for any conference room, banquet hall or like room for properties located within the C-2 Highway Commercial Zone.

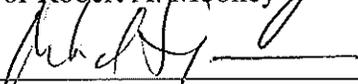
HEREBY, BE IT SO ORDAINED, by the Mayor and the majority of Council Members present at a regular session of the Camden Town Council, to be effective upon signing.

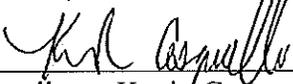
ENACTED AND ORDAINED THIS 4th DAY OF MAY 2009.

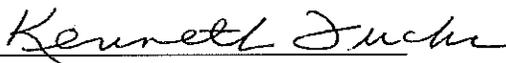
APPROVED AS TO FORM:

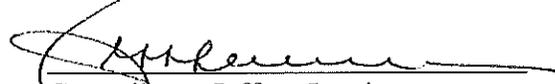

Town Solicitor

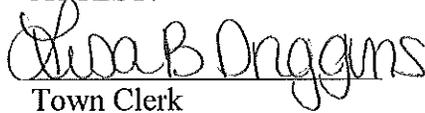

Mayor Robert A. Mooney


Vice-Mayor Richard Snyder


Councilman Kevin Casquarelli


Councilman Kenneth Fuchs


Councilman Jeffrey Lewin

ATTEST:

Town Clerk

1st reading April 6 2009
2nd reading May 4 2009
Public Hearing May 4 2009
Adopted May 4, 2009