



# Town of Camden

P.O. DRAWER 1002  
CAMDEN, DELAWARE 19934

Mayor Robert A. Mooney  
Town Manager Donald H. Mulrine, Jr.

## ORDINANCE # 87

“AN ORDINANCE ESTABLISHING STANDARDS FOR TITLE SUBDIVISION PLAN APPROVAL WITHIN THE TOWN OF CAMDEN”

**W H E R E A S**, the Town of Camden does hereby ordain the following:

**W H E R E A S**, All Title Subdivision plans shall be reviewed as minor subdivisions, but may be incorporated into a major land development plan. The purpose of a Title Subdivision is to facilitate the subdivision of office, commercial or industrial development, appropriately zoned for the particular use, from single ownership into separate lots for the purpose of conveying individual title of the separate units established by the Title Subdivision plan. The Land Use Department shall review the title plan using the following standards:

- a) A Title Subdivision may be approved for all or a portion of a land area covered by a major land development plan. No such approval shall alter, modify or release the development form the design standards and requirements of the major land development plan.
- b) When a portion of a major land development plan is submitted for a Title Subdivision such portions shall comply with the applicable design standards and requirements. Additional units, buildings or groups of buildings may be added to the original portion so long as the portion and the additions comply with the applicable design standards and regulations.
- c) Prior to the sale of any lot in a title subdivision, the subdivider shall establish a maintenance organization with the obligation to maintain all areas and facilities within the subdivision which are designated for common use. The subdivision plan shall contain a clear designation of such common areas and facilities. Such common areas and facilities shall be subject to all the requirements of the Land Use and Subdivision Regulations and any and all other applicable laws, rules and regulations, with the purpose of ensuring that the common facilities shall be maintained in a good and proper condition, fit for their intended purpose. A cross access easement may also be required by the Land Use Department to ensure continued compliance with existing and future parking requirements, or other transportation or access requirements.
- d) The individual lots and building created by a Title Subdivision shall not internally be required to conform to lot area, lot width, height limits, building setback, rear yard or side yard requirements of this Ordinance. The development as a whole, and all height, setback and other bulk regulations that limit the placement of a building, however, shall be enforced. Other restrictions shown on the major land development plan shall continue to apply as if the Title Subdivision has not occurred.

ENACTED AND ORDAINED THIS 2<sup>nd</sup> DAY OF JULY 2007

APPROVED AS TO FORM:

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Town Solicitor

Robert A. Mooney  
Mayor Robert A. Mooney

James O. Plumley, III  
Vice Mayor James O. Plumley, III

Robert Hawkins  
Councilman Robert Hawkins

Richard Snyder  
Councilman Richard Snyder

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Councilman Mark Babbitt

ATTEST:

Donald H. McNamee  
Town Manager

1<sup>st</sup> reading 6/24/07  
2<sup>nd</sup> reading 7/2/07  
Public Hearing 7/02/07  
Adopted 7/02/07

