



ORDINANCE # 2015-O-05

Adopt Zoning Map

WHEREAS, Title 22, Section 305 of the *Delaware Code* authorizes that municipal zoning "... regulations, restrictions and boundaries may from time to time be amended, supplemented, changed, modified or repealed;" and

WHEREAS, pursuant to Title 22, Section 720(c) of the *Delaware Code*, the Town Council desires to "... 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."; and

WHEREAS, the Town of Camden adopted the 2007 Comprehensive Plan on May 5, 2008 and it was certified by Delaware Governor Ruth Ann Minner effective that same date, per *Delaware Code* Title 22, Section 702; and

WHEREAS, the Mayor and Town Council adopted two amendments to the 2007 Plan as follows:

1. The 2013 Plan Amendment adopted by Ordinance # 2014-O-01 on January 6, 2011,
2. The 2015 Plan amendment adopted by Ordinance # 2015-O-04 on September 14, 2015; and

WHEREAS, the Town of Camden Planning Commission prepared a zoning map in conjunction with its preparation of the 2015 Amendment to the 2007 Comprehensive Plan; and

WHEREAS, the Town of Camden Planning Commission held a public hearing on the zoning map in conjunction with its public hearing on the 2015 Plan Amendment on March 18, 2015 at which all interested parties were given a chance to be heard; and

WHEREAS, the Town of Camden Planning Commission transmitted a recommendation on the zoning map in conjunction with its recommendation on the 2015 Plan Amendment to the Mayor and Town Council following the March 18, 2015 public hearing; and

WHEREAS, the Mayor and Town Council held first and second readings of this Ordinance at their regularly monthly meetings on August 3 and September 14, 2015 respectively; and

WHEREAS, the Mayor and Town Council held a public hearing on the zoning map on September 14, 2015 at which all interested parties were given a chance to be heard; and

WHEREAS, notice of this public hearing was published in the *Delaware State News* and the *Wilmington News Journal* on August 28, 2015 which is more than the 15-day notice required in Title 22, Section 304 of the *Delaware Code* and Section 240-46B of the *Camden Zoning Ordinance*; and

WHEREAS, the Town Council finds that the proposed zoning map is in conformance with and is consistent with the land uses set forth in the 2007 Comprehensive Plan as amended.



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NOW, THEREFORE BE IT ENACTED AND ORDAINED by the Mayor and Town Council of the Town of Camden that any and all maps depicting zoning districts for the Town of Camden are hereby repealed and replaced by the zoning map titled "Town of Camden, Kent County, Delaware Zoning Map," dated September 14, 2015, a copy of which is attached to and made a part of this Ordinance, and to which an original signature of the Mayor of the Town of Camden is affixed and attested to by the Town Manager.

THE MAYOR AND TOWN COUNCIL FURTHER ORDAINS that a copy of this Ordinance and the zoning map shall be submitted to the Office of State Planning Coordination.

THE MAYOR AND TOWN COUNCIL FURTHER ORDAINS that, pursuant to Title 10, Section 8126 of the *Delaware Code*, notice of the action taken by this Ordinance shall be published in a newspaper of general circulation in the Town; and finally,

THE MAYOR AND TOWN COUNCIL FURTHER ORDAINS that this Ordinance shall take effect upon adoption.

APPROVED AS TO FORM:

Town Solicitor

ATTEST:

Town Manager

Mayor Justin T. King

Vice Mayor John W. Green

Councilman Kevin R. Casquarelli

Councilman Larry L. Dougherty, Sr.

Councilwoman Tracy Torres

1 st Reading:	08/03/2015
2 nd Reading:	09/14/2015
Public Hearing:	09/14/2015
Adopted:	09/14/2015

**SUPPORTING DOCUMENTATION FOR ORDINANCE # 2015-O-05
CAMDEN COMPREHENSIVE REZONING**

