



**Mayor & Council**  
Tracy Torres, Mayor  
Michael Schock, Vice Mayor  
Vicki Rhodes, Councilwoman  
Daniel Woodall, Councilman  
Mark Girty, Councilman



## TOWN OF CAMDEN

### ORDINANCE AMENDING ZONING C-2 CONDITIONAL USE / PRIVATE CIGAR LOUNGE

WHEREAS, the Town Council finds that there is a need to amend the Town of Camden Land Use (Zoning Ordinance) document.

Synopsis: This amendment permits a private cigar lounge as a conditional use in zone C-2.

Effective March 1<sup>st</sup> 2021, page 37, section 240-26, "C-2 Highway Commercial District", sub-section F, "Additional requirements for Conditional Uses. The following may be permitted as conditional use if approved by the Town Council" of Town of Camden Zoning Ordinance will have an addition of sub-section (2) which will read;

- (1) *(No change to this sub-section)*
- (2) Private cigar lounge with annual or semi-annual membership, indoor smoking, and sale of alcohol, tobacco products, and food products PROVIDED:
  - (a) Minimum distance between this use and a lot that is zoned residential, including lots zoned residential in Kent County, or between this use and a school, place of worship, playing field, park, playground or other area where large numbers of minors regularly travel or congregate, library or other recreational facility whether commercial or nonprofit shall be 750 feet; and
  - (b) Minimum distance between this use and another establishment of this type shall be 1,500 feet; and



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- (c) The permissible hours of operations for this establishment type are as follows;
- [1] The sale of retail and food items only;
- a. Permissible Monday, Tuesday, Wednesday, and Thursday from 9:00 AM – 11:00 PM
  - b. Permissible Friday, Saturday and Sunday from 9:00 AM – 12:00 AM
- [2] The indoor consumption of alcohol and tobacco products;
- a. Permissible Monday Tuesday, Wednesday, and Thursday from 12:00 PM – 11:00 PM
  - b. Permissible Friday, Saturday and Sunday from 12:00 PM – 12:00 AM
- (d) Establishment must have adequate air filtration systems relative to the size of the business and rated to clear smoke particles; and
- (e) The preparation and or sale of food and or alcohol items at the business is permitted if all applicable Delaware laws, policies and permits are strictly adhered to as well as all applicable Town of Camden laws, policies and permits are also strictly adhered to. If there is a conflict between the State of Delaware laws, policies and permits, and the Town of Camden's, then the entity with the strictest requirements will be what is followed; and



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Additionally, Table 240-15 “Commercial and Industrial Permitted and Condition Uses”, page 42, will be amended as follows;

TABLE KEY:		Zone	Zone	Zone	Zone
Blank	Not Permitted	<b>C-1</b>	<b>C-2</b>	<b>AG</b>	<b>P</b>
P	Permitted Use				
SP	Site Plan Review Required				
CU	Conditional Use – see Section 240-34				
Site Plan review required in C-1, C-2 and I for all permitted and conditional uses. See definitions in Art. VI Section 240-47					
Banks with drive through; space for waiting vehicles on-site		CU	P		
Adult Entertainment, Bookstores, Cabarets			CU		
Private Cigar Lounge			CU		
<b>Manufacturing, Assembling, Processing - see also Section 240-25</b>					
Food Processing, Packaging and Baking			P		
Manufacturing, Light			P		
Manufacturing, Heavy			P		
Asphalt, Aggregate, Hot Mix					
Concrete, Cement, stone and gravel bulk storage			CU		
Commercial composting, materials recycling					
Sanitary transfer station					



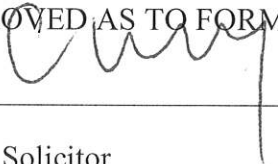


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HEREBY, BE IT SO ORDAINED, by the Mayor and the majority of the Council Members of the Town of Camden, present at a regular session of the Camden Town Council, to be effective upon adoption.

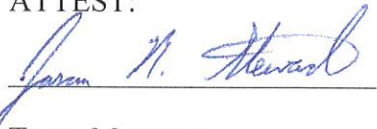
ENACTED AND ORDAINED THIS 1<sup>st</sup> DAY OF MARCH 2021.

APPROVED AS TO FORM:

  
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Town Solicitor

ATTEST:

  
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Town Manager

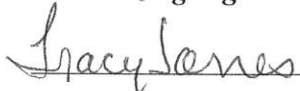
1<sup>st</sup> reading                      February 1st 2021

2<sup>nd</sup> reading                      March 1<sup>st</sup> 2021

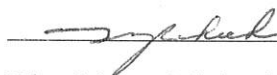
Public Hearing                      March 1<sup>st</sup> 2021

Adopted                              March 1<sup>st</sup> 2021

***Authorizing Signatures***

  
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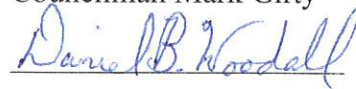
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