| 1 | ORDINANCE NO. A02-7 | | | | | | |
|----------|---|--|--|--|--|--|--|
| 2 | | | | | | | |
| 3 | AN ORDINANCE TO AMEND CHAPTER 234 OF THE CODE | | | | | | |
| 4 | OF THE TOWN OF BRIDGEVILLE, RELATING TO ZONING | | | | | | |
| 5 | BY AMENDING ARTICLE V, C-1 COMMERCIAL DISTRICTS TO | | | | | | |
| 6 | PROVIDE FOR LARGE SCALE COMMERCIAL OR RETAIL USES. | | | | | | |
| 7 | WITEDEAC As Commissioner CD identity and in the control of | | | | | | |
| 8 | WHEREAS, the Commissioners of Bridgeville recognize that regional large-scale | | | | | | |
| 9 10 | commercial and retail uses are of benefit to the Town of Bridgeville, the areas that may be annexed | | | | | | |
| 11 | within its boundaries, and the region; and | | | | | | |
| 12 | WHEREAS, the Commissioners of Bridgeville recognize that the Office of State Planning | | | | | | |
| 13 | Coordination, the Livable Delaware legislation, and the Sussex County Plan encourage development | | | | | | |
| 14 | within or adjacent to municipal centers with infrastructure; and | | | | | | |
| 15 | William of adjusting to maintain that initiative and | | | | | | |
| 16 | WHEREAS, the Commissioners of Bridgeville are of the opinion that it promotes the health, | | | | | | |
| 17 | safety, morals, beauty and good appearance of the Town and provide for the orderly growth of large- | | | | | | |
| 18 | scale commercial and retail uses within the Town, within future annexations to Bridgeville, and within | | | | | | |
| 19 | the possible growth areas provided for in the comprehensive plan. | | | | | | |
| 20 | | | | | | | |
| 21 | NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE COMMISSIONERS OF | | | | | | |
| 22 | BRIDGEVILLE OF THE TOWN OF BRIDGEVILLE: | | | | | | |
| 23 | | | | | | | |
| 24 | Section 1. Amend Article V, C-1 Commercial Districts, by adding there to the following: | | | | | | |
| 25 | | | | | | | |
| 26 | Section 234-18.1. Large-scale Uses. | | | | | | |
| 27 | | | | | | | |
| 28 | A. Large scale uses, as used herein, are defined as those commercial or retail uses that serve a | | | | | | |
| 29 | regional area, are adjacent to a major arterial roadway, and the total gross building area of | | | | | | |
| 30 | any building or group of buildings is 60,000 square feet or greater. Large-scale uses shall be | | | | | | |
| 31 32 | located where adequate infrastructure is existing, planned or may be extended and funded. These uses shall not be characterized by extensive warehousing, frequent heavy truck | | | | | | |
| 33 | traffic, open or outdoor storage of materials. | | | | | | |
| 34 | traffic, open of outdoor storage of materials. | | | | | | |
| 35 | B. Large-scale uses shall be permitted as a conditional use when approved in accordance with | | | | | | |
| 36 | the provisions of the Zoning Ordinance. A preliminary site plan shall be filed with a | | | | | | |
| 37 | conditional use application. The site plan shall be reviewed to assure good arrangement and | | | | | | |
| 38 | harmony with the Town's comprehensive plan and the surrounding uses. Approval of a | | | | | | |
| 39 | conditional use application for a large-scale use shall be deemed preliminary approval of | | | | | | |
| 40 | the site plan. Thereafter, the site plan shall be subject to review in accordance with the | | | | | | |
| 41 | Zoning Ordinance. | | | | | | |

| 1 2 | СНа | sight area and l | ville requi | ramants | | | | |
|----------|---|--|---|-----------------|-------------------|-------------------------------------|--|--|
| 3 | C. Height area and bulk requirements. | | | | | | | |
| 4 | (1) Minimum lot sizes. Minimum lot size shall be as follows: | | | | | | | |
| 5 | (1) Infilition for older, Infilition for older blade of an Ioliomo. | | | | | | | |
| 6 | | Use | | Area | Width | Depth | | |
| 7 | | | | (acres) | (feet) | (feet) | | |
| 8 | | | | | , | | | |
| 9 | | All uses | | 5 | 250 | 250 | | |
| 10 | | | | | | | | |
| 11 | | (2) Minimur | (2) Minimum yard requirements. Minimum yard requirements shall be as follows: | | | | | |
| 12 | | | | | | | | |
| 13 | | Use | | Depth of | Width of | Depth of | | |
| 14 | | | | Front yard | Side yard | Rear yard | | |
| 15 | | | | (feet) | (feet) | (feet) | | |
| 16 | | | | | • | • | | |
| 17 | | All uses | | 60 | 20 | 30 | | |
| 18 | | (0) 3.5 : | 1 1 1 . | | <i>.</i> | | | |
| 19 | | ` ' | m height i | requirements. N | /laximum neign | t requirements shall be 42 feet for | | |
| 20 | | all uses | | | | | | |
| 21 | | (4) Droffer no | | ta A landaaana | d hyffau hatyrae | on the read right of way line and | | |
| 22 | | ` ' | • | - | | en the road right of way line and | | |
| 23 | | _ | | be permitted: | moance shan be | required. Within the buffer, the | | |
| 24 25 | | ionowing | g use snar | i de perimited. | | | | |
| 26 | | a. | Drivewa | V access | | | | |
| 27 | | b. | | • | cluding bus stor | ns and shelters | | |
| 28 | | c. | Utilities. | | orading our stop | of the blowers | | |
| 29 | | d. | | an and bike pat | hs. | | | |
| 30 | | e. | | fixtures. | | | | |
| 31 | | f. | Signs. | , | | | | |
| 32 | | g. | _ | and other stree | etscape furniture | . | | |
| 33 | | | | | - | | | |
| 34 | | (5) Landsca | pe require | ments. In the s | etback and buf | fer areas of any large-scale | | |
| 35 | | commercial or retail use, a landscape plan shall be submitted and approved | | | | | | |
| 36 | | with eac | h site pla | n. Buffer and | setback areas s | hall retain existing vegetated | | |
| 37 | | | | | | ing of service yards and other | | |
| 38 | | | | | | iplished by the use of walls, | | |
| 39 | | • | | | | reening shall be effective in | | |
| 40 | | | | | _ | does not exist, additional | | |
| 41 | | landscap | oing shall | be provided u | itilizing earth r | nounds or plant material, or | | |
| | | | | | | | | |

| 1 | both. Landscape plantings should be indigenous to local areas and should |
|----------|---|
| 2 | provide a soft visual buffer between the roadway and the large-scale use. |
| 3 | |
| 4 | (6) Access standards. It is the intent of this ordinance to minimize the number of |
| 5 | access points and left turning movements to major arterial roadways. Access |
| 6 | to major arterial roadways shall comply with the following standards: |
| 7 | |
| 8 | a. Access shall be generally limited to no more that one (1) property |
| 9 | and shall be subject to approval by the Delaware Department of |
| 10 | Transportation. |
| 11 | b. Access drives and service roads shall be designed to minimize |
| 12 | queuing of entering or exiting vehicles. |
| 13 | c. Shared driveways shall be sued where feasible. |
| 14 | d. Pedestrian movement shall be accommodated throughout the site. |
| 15 | e. Cross access easements and interconnections shall be provided for |
| 16 | adjoining sites for vehicular and pedestrian traffic. |
| 17 | |
| 18 | (7) Off-street parking requirements. Off-street parking requirements shall be 25% |
| 19 | greater than that provided in accordance with Sections 233-33 and 233-34 of |
| 20 21 | the Zoning Ordinance. When in the opinion of the Commissioners this off- street parking requirement is clearly excessive and unreasonable, the |
| 22 | Commissioners may modify this requirement, but in no event shall it be less |
| 23 | than that otherwise required in Sections 233-33 and 233-34. |
| 24 | than that which was required in sections 2.13-33 and 2.13-34. |
| 25 | Section 2. Effective Date. This ordinance shall become effective upon its adoption by a majority |
| 26 | of all members elected to the Commissioner present and voting. |
| 27 | or are meaning to the commissioner product with roung. |
| 28 | COMMISSIONERS OF BRIDGEVILLE |
| 29 | a a second and a second a second and a second a second and a second a second and a second and a second and a |
| 30 | |
| 31 | By sender Commence |
| 32 | President |
| 33 | |
| 34 | 1 2 0. |
| 35 | Attest:) Margaret W. Sipple Secretary |
| 36 | Secretary |
| 37 | Adopted: 18/14/02 |
| 38 | |
| 39 | |
| 40 | [DLS draft 8-16-02] |