

B. Large-scale uses shall be permitted as a conditional use when approved in accordance with the provisions of the Zoning Ordinance. A preliminary site plan shall be filed with a conditional use application. The site plan shall be reviewed to assure good arrangement and harmony with the Town's comprehensive plan and the surrounding uses. Approval of a conditional use application for a large-scale use shall be deemed preliminary approval of the site plan. Thereafter, the site plan shall be subject to review in accordance with the Zoning Ordinance.

C. Height area and bulk requirements.

(1) Minimum lot sizes. Minimum lot size shall be as follows:

Use	Area (acres)	Width (feet)	Depth (feet)
All uses	5	250	250

(2) Minimum yard requirements. Minimum yard requirements shall be as follows:

Use	Depth of Front yard (feet)	Width of Side yard (feet)	Depth of Rear yard (feet)
All uses	60	20	30

(3) Maximum height requirements. Maximum height requirements shall be 42 feet for all uses

(4) Buffer requirements. A landscaped buffer between the road right of way line and the edge of paving or area of disturbance shall be required. Within the buffer, the following use shall be permitted:

- a. Driveway access
- b. Transit oriented uses including bus stops and shelters
- c. Utilities.
- d. Pedestrian and bike paths.
- e. Lighting fixtures.
- f. Signs.
- g. Benches and other streetscape furniture.

(5) Landscape requirements. In the setback and buffer areas of any large-scale commercial or retail use, a landscape plan shall be submitted and approved with each site plan. Buffer and setback areas shall retain existing vegetated areas to the maximum extent possible. Screening of service yards and other places that tend to be unsightly shall be accomplished by the use of walls, fencing, planting or combinations of these. Screening shall be effective in winter and summer. In areas where vegetation does not exist, additional landscaping shall be provided utilizing earth mounds 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.
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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:
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- 8 a. Access shall be generally limited to no more than 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 used 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.
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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 the Zoning Ordinance. When in the opinion of the Commissioners this off-
21 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.
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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.
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28 COMMISSIONERS OF BRIDGEVILLE
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31 By: 
32 President

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35 Attest: 
36 Secretary

37 Adopted: 10/14/02
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