

*"A Historic Past"*



*"A Bright Future"*

CITY OF DELAWARE CITY  
407 Clinton Street – P.O. Box 4159  
Delaware City, Delaware 19706  
302-834-4573

**ORDINANCE 07-0409-02**

**AN ORDINANCE TO REZONE CERTAIN PARCELS TO C-1L (LOW IMPACT COMMERCIAL AND TO AMEND THE OFFICIAL MAP ACCORDINGLY**

WHEREAS, the Mayor & Council of the City of Delaware City deem it in the public interest to rezone certain properties in order to promote sound land use; and

WHEREAS, the proposed rezoning is in conformance with the approved draft Comprehensive Plan; and

WHEREAS, the proposed rezoning creates a more rational commercial district, while protecting the residential character of the neighborhood.

NOW THEREFORE, the Mayor & Council of the City of Delaware City do hereby ordain as follows:

SECTION 1. The properties located within the area described herein in Section 2 are hereby rezoned to C-1L (Low Impact Commercial).

SECTION 2. Limit of rezoning. Beginning at a point on the southwest limit of the Front Street right-of-way one hundred feet (100') northwest of the northwesterly limit of the Washington Street right-of-way, thence southwesterly to the northeastern limit of the Second Street right-of-way, thence southeasterly on the northeasterly boundary of the Second Street right-of-way to a point one hundred feet (100') southeast of the southeastern limit of the Washington Street right-of-way, thence northeasterly to the rear property boundary of Parcel No. 22-007.00-082, thence following the rear boundary of said parcel and thence northeasterly to the southwestern limit of the Front Street right-of-way at a point one hundred and four feet (104') southeasterly of the southeast limit of the Washington Street right-of-way, thence northwesterly along the southwestern boundary of the Front Street right-of-way to the point of beginning.

SECTION 3. The properties rezoned by this ordinance are:

22-007.00-026, 110-112 Washington Street (partial);  
22-007.00-032, 136 Washington Street;

22-007.00-050, 122 Washington Street;  
22-007.00-051, 120 Washington Street;  
22-007.00-052, 116 Washington Street;  
22-007.00-053, 108 Washington Street;  
22-007.00-054, 106 Washington Street;  
22-007.00-055, 100 Washington Street;  
22-007.00-070, 101 Washington Street;  
22-007.00-071, 105 Washington Street;  
22-007.00-072, 107 Washington Street;  
22-007.00-073, 109 Washington Street;  
22-007.00-074 113 Washington Street;  
22-007.00-075, 117 Washington Street;  
22-007.00-076, 119 Washington Street;  
22-007.00-077, 121 Washington Street;  
22-007.00-078, 121 Washington Street;  
22-007.00-080, 129 Washington Street;  
22-007.00-082, 135 Washington Street;  
22-007.00-083, 139 Washington Street;  
22-007.00-092, 132 Clinton Street (partial);  
22-007.00-095, William Street;  
22-007.00-166, 133 Washington Street;  
22-007.00-186, 100 Washington Street;  
22-007.00-190, 128 Washington Street;  
22-007.00-191, 130 Washington Street.

SECTION 4. The Official Zoning Map of the City of Delaware City shall be amended to reflect the zoning modifications adopted herein and the City Manager shall notify the New Castle County Department of Land Use of the change of land use classification for each of the affected parcels.

SECTION 5. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. The Mayor and Council hereby declare that they would have passed this Ordinance and each section, subsection, sentence, clause or phrase irrespective of the fact that any one or more thereof is declared unconstitutional or invalid.

SECTION 6. Ordinances or parts of Ordinances in conflict herewith are hereby repealed; provided that any such repeal shall not abate a right of action already accrued under any repealed Ordinance.


SECTION 7. This Ordinance shall become effective immediately upon passage.

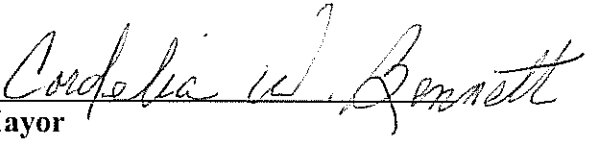
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Synopsis: This Ordinance rezones all properties facing Washington Street between Front Street and Second Street to C-1L (Low Impact Commercial). Most affected properties are currently zoned R-1 (Single Family Residential). The C-1L district is for mixed light commercial and residential uses. No properties facing Adams Street are rezoned and properties facing Clinton Street are already zoned commercial.

ADOPTED BY THE MAYOR AND COUNCIL, this 21<sup>st</sup> day of May, 2007


ATTEST:

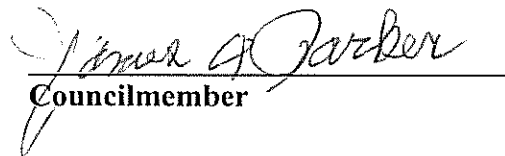
  
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City Secretary

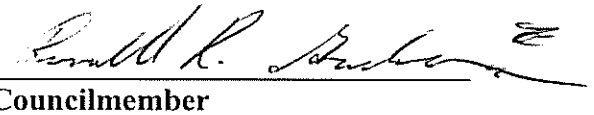
  
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Mayor

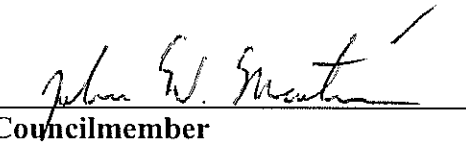
APPROVED AS TO FORM:

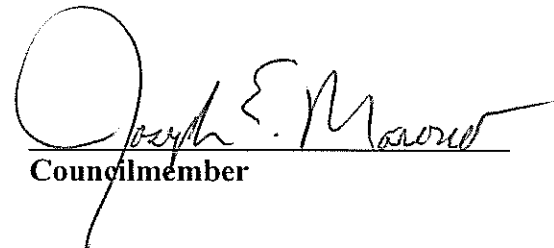
  
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City Solicitor

  
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Councilmember

  
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First Reading: 4-9-07  
Second Reading and Adoption: 5-21-07