

City of Milford



City Council Committee Meeting Agenda

Committee Meeting

May 17, 2016

*Joseph Ronnie Rogers Council Chambers, Milford City Hall
201 South Walnut Street, Milford, Delaware*

COMMUNITY AFFAIRS COMMITTEE

5:30 p.m.

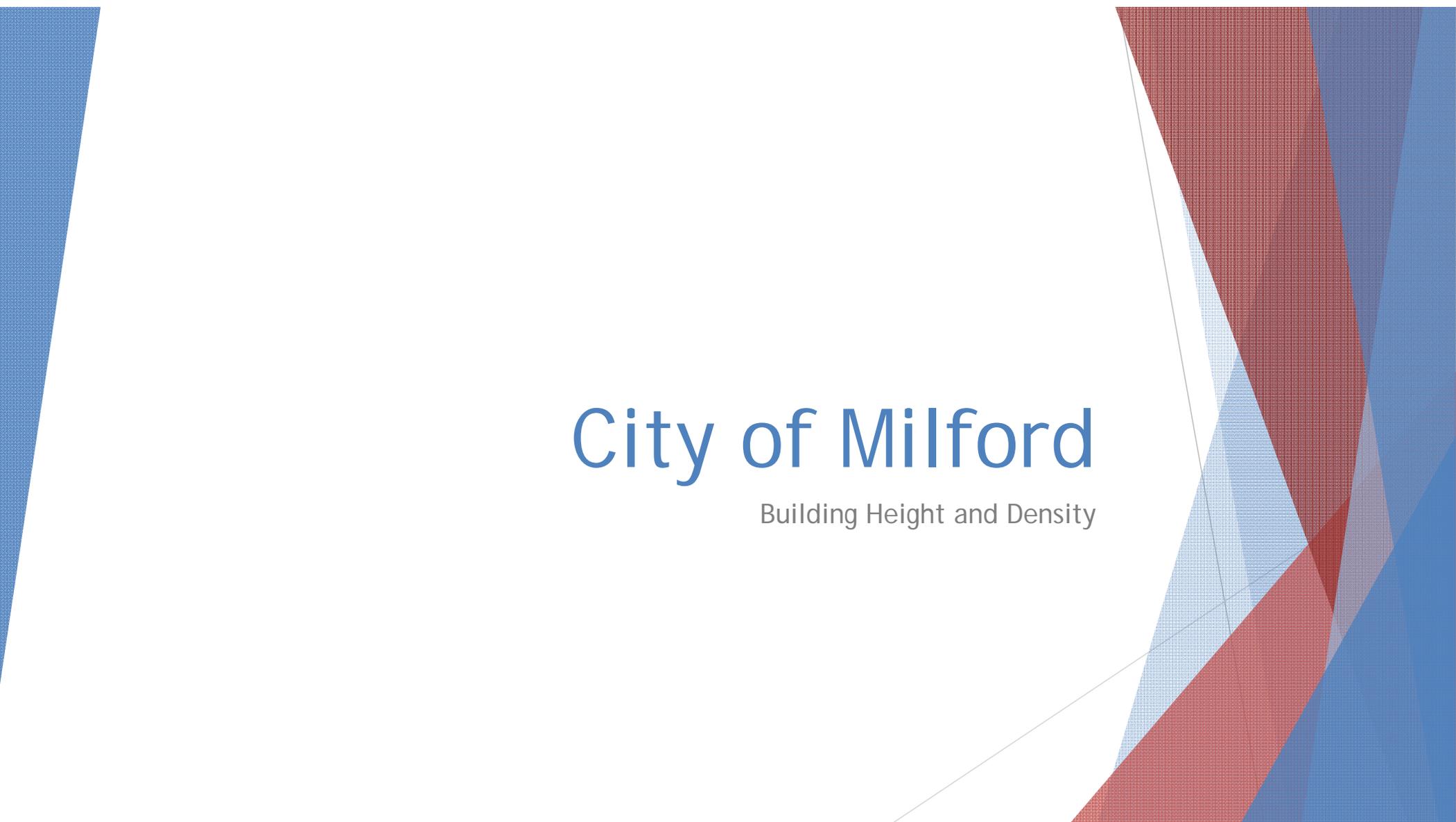
Call to Order - Chairwoman Lisa Ingram Peel

Zoning Code Amendment—Mixed use zoning designation(s) specifically for mixed use development in commercial district(s) to allow some flexibility related to setbacks, parking, and building height, while providing higher densities for mixed use development.

Adjourn

This agenda may be subject to change to include additional items including executive sessions or the deletion of items including executive sessions which arise at the time of the public body's meeting.

SUPPORTING DOCUMENTS MUST BE SUBMITTED TO THE CITY CLERK IN ELECTRONIC FORMAT NO LATER THAN ONE WEEK PRIOR TO MEETING; NO PAPER DOCUMENTS WILL BE ACCEPTED OR DISTRIBUTED AFTER PACKET HAS BEEN POSTED ON THE CITY OF MILFORD WEBSITE.



City of Milford

Building Height and Density

City of Milford - Commercial Zones

	City of Milford	Height		Density
		stories	feet	
C1	Community Commercial	3	35	12 units per acre
C2	Central Business District	3	35	12 units per acre
C3	Highway Commercial	3	35	12 units per acre



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, Aero, © mapping, Aergrid, IGN, IGP, swisstopo, and the © 2012 User Community

Structure Height = 115'
Ground Elevation = 10'



Structure Height = 65'
Ground Elevation = 16'



Structure Height = 135'
Ground Elevation = 20'

Structure Height = 70'
Ground Elevation = 20'



Structure Height = 60'
Ground Elevation = 20'

Structure Height = 45'
Ground Elevation = 10'



Other Jurisdiction - Commercial Zones

City of Dover		Height		Density
		stories	feet	
C1	Neighborhood Commercial	2	30	7-15 units per acre
C1A	Limited Commercial	2	30	
C2	Central Commercial	6	75	
C2A	Limited Commercial	6	75	
C3	Service Commercial	6	75	n/a
C4	Highway Commercial	6	75	n/a
R-C	Recreation and Commercial	10	130	
IO	Institutional Office	10	150	
C-PO	Commercial Professional Office	3	45	

Town of Georgetown		Height		Density
		stories	feet	
UB1	Urban Business	3	35	12 units per acre
UB2	Neighborhood Business	2	24	
UB3	Professional Business	2	24	
HC	Highway Commercial	5	55	12 units per acre
MR1	Multifamily Residential	3	35	

City of Harrington		Height		Density
		stories	feet	
C1	Neighborhood Commercial		35	
C2	Central Commercial Zone		45	8 units per acre
C3	Service Commercial		35	

City of Seaford		Height		Density
		stories	feet	
C-3	Riverfront Enterprise Zone			
	Multifamily along Riverfront	4	50	25 units per acre

Town of Smyrna		Height		Density
		stories	feet	
LC	Local Commercial	3	45	
CC	Central Commercial	3	45	12 units per acre
HC	Highway Commercial	3	45	

Zoning Code Amendment Options

- ▶ Create new districts to allow for greater height and/or density.
 - ▶ City Council would approve zoning changes.
 - ▶ Planning Commission and/or City Council would approve site plans or development plans.
- ▶ Amend existing C2 - Central Business District and C3 - Highway Commercial District Use and Area Regulations.
 - ▶ Amendment would outline inherent height and density at existing levels.
 - ▶ Increased height would require a special exception from the Board of Adjustment based on existing criteria in the Code along with additional elements.
 - ▶ Board of Adjustment would have final decision on the increased height and density request.