

City of Milford



City Council Committee Meeting Agenda

Committee Meeting

October 10, 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 - Chair Lisa Ingram Peel

Request for Code Waiver (Joseph Phillips & Jan Broulik):

City of Milford Code Chapter 79 - Animals
Article III-Prohibited Animals

Zoning Code Amendment/Addition -
One-Family Residential Zone (R-20, R-15, R-10, R-8 and R-7)

Chapter 180 Residential Rental Operating Licenses/James O'Neill

Community Engagement Process/City Business License

Holiday Decoration Recommendations

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.

August 1, 2016

**Joseph Phillips & Jan Broulik
2 Causey Avenue
Milford, DE 19963**

**To: Milford City Council Community Affairs Committee
Mayor Bryan Shupe
Town Manager Eric Norenberg**

Greetings from your neighbors at Causey Mansion. We kindly write to ask that you consider granting us a waiver for a rule that restricts residents inside city limits from keeping chickens...or perhaps change the current law to requiring a minimum of three acres (similar to the well drilling law) to do so.

We wish to keep hens (up to 16) on our property as pets and for purposes of egg-gathering for our B&B- all females as no noisy roosters are needed for egg production. Causey Mansion sits on 3.14 acres - which is the entire central part of the Causey Avenue, South Walnut Street, Church Street and Maple Avenue block. Our parklike property is very private and totally unseen from all but a few neighbors.

Backyard chickens are becoming more and more popular in urban areas around the country. Aside from the constant supply of fresh eggs, chickens eat ticks and other insects. They also eat most kitchen scraps and provide high nitrogen fertilizer for gardeners. They are allowed inside many Delaware City Limits including our state capital:

Dover Delaware Chicken Ordinance

Are Chickens Allowed - Yes

Maximum Chickens Allowed - 25

Roosters Allowed - No

Permit Required - No

Coop Restrictions - Yes, property line restrictions apply.

Noise ordinance apply for all animals.

Since the house now known as the Causey Mansion has been around since 1763 and was originally 1506 acres, we thought that providing us with an exception via a sort of post grandfather clause might be considered.

Causey Mansion hosts many outdoor invents for profit and others not for profit, like the Roaring Twenties Lawn Party - with this in mind, you can rest assured that our coop will be neatly designed and maintained. Again, we will have no roosters, eggs will not be for re-sale and no butchering will occur! We hope to have a few Delaware Blue Hens in our flock along with a colorful mixture of other breeds.

We thank you for taking the time to consider this request.


Joseph A. Phillips


Jan K. Broulik

Chapter 79 - ANIMALS

ARTICLE I - Definitions

§ 79-1. - Terms defined.

As used in this chapter, the following terms shall have the meanings indicated:

ANIMAL — Dog, cat and any species of mammals except human beings.

ANIMAL CONTROL AGENCY — An agency of the state, county, municipality, or other governmental subdivision of the state which is responsible for animal control operations in its jurisdiction.

CAREGIVER — Anyone who puts out food for feral cats.

CAT COLONY — A social group of cats who avoid human contact and breed with each other to create a growing population of homeless cats; cats who group together in an alley, corner of a parking lot or a grassy area.

FERAL CAT — An untamed domestic cat living in the wild; unaltered cats released by owners who no longer care for them; offspring of such an abandoned cat.

HORSE-DRAWN VEHICLE — A carriage, wagon, cart, sled or sleigh or other device drawn by horses which has a passenger carrying capacity.

OWNER — The person, firm, corporation, organization, or department possessing, harboring, keeping, having an interest in, or having care, custody, or control of an animal.

TNR PROGRAM — A humane and nonlethal approach to feral cat population control; a comprehensive management plan where healthy feral cats are sterilized and vaccinated, then returned to their habitat and provided with long-term care.

ARTICLE II - Control of Dogs, Cats and Other Animals

§ 79-2. - Running at large; exceptions.

A. It shall be unlawful for any person or persons to permit any animal owned, kept, maintained or in the custody or control of such person or persons to run at large either upon the public streets, sidewalks, highways, alleys or thoroughfares of the City of Milford or upon private property of any other person or persons without permission of the owner of that property or of the person in possession of that property.

(1) Exceptions:

(a) Such restriction shall not apply to cats.

(b) Such restriction shall not apply to dogs owned by the Milford Police Department or other law enforcement agencies and maintained as police K-9 units while under the custody and control of the trainer or handler.

§ 79-3. - Dog license required.

A. The owner or lawful possessor of any dog shall obtain a license for his dog pursuant to the licensing requirements of the county in which the owner or lawful possessor resides. License must be kept current. Any owner or possessor who fails to comply with the provision of the applicable county shall be subject to a fine of not less than \$25 nor more than \$300.

- B. The owner of the dog shall affix or cause to be affixed to said dog the identification tag associated with the license required in Section 9-3A. Said dog shall thereafter, at any and all times, have attached to it said identification tag.

§ 79-4. - Leash required; exceptions.

- A. No animal shall be permitted in or upon any public street, sidewalk, alley, park, parkway or other public place in the City or in or upon any property belonging to said City unless said animal is on a leash and is under the complete control of the person owning or, at the time, in possession of said animal.
 - (1) Exceptions:
 - (a) Cats.
 - (b) Feral cats that have been trapped, spayed or neutered and re-released are exempt from Subsection A. Each cat would be ear-tipped, clearly identifying it as a product of the Kent County SPCA Feral Cat TNR Program.
- B. Notwithstanding anything in this article to the contrary, no person shall be compelled to keep any animal in his possession on a leash while in or upon any public street, alley, parkway or other public place in the City if, at the time, said animal is securely confined in an automobile.

§ 79-5. - Feral cats.

- A. Individuals who choose to apprehend a feral cat running at large within the City of Milford shall have the feral cat delivered to the Kent County SPCA.
- B. No individual will trap a feral cat off his/her property of record except the Kent County SPCA pursuant to specific authorization from the City of Milford Police Department.
- C. Each feral cat colony will be registered by the caregivers with the City of Milford and Local Animal Control Agency, which will serve as a clearinghouse for information on current caregivers and assistance for persons found in violation of this section. A caregiver who fails to register within the time allowed shall be subject to a fine of not less than \$100 nor more than \$300.
- D. Any person or caregiver determined to be in violation of Subsections E(1) through (4) below shall be in violation and may be allowed a period of time to come into compliance, or provide satisfactory evidence of working to achieve compliance.
- E. Failure to comply in the time given will result in issuing a violation citation. Caregivers of feral cat colonies shall implement proper management and sterilization practices as follows:
 - (1) Sterilize (spay/neuter) all adult cats that can be captured.
 - (2) Vaccinate against rabies, as required by law, all cats that can be captured.
 - (3) Make every attempt to remove kittens from the colony before eight weeks of age for domestication and placement.
 - (4) Make every attempt to sterilize all kittens over eight weeks of age and before five months of age.
 - (5) Make every attempt to remove sick or injured cats from the colony for immediate veterinarian care or for humane euthanasia.
 - (6) Assure responsibility and arrangements for feeding the cat colony regularly throughout the year, including weekends, holidays and vacations.
 - (7) Keep feeding areas clean and orderly.
 - (8) Maintain secure and safe winter shelter as required in § 79-6C of this article.
 - (9) A microchip implant and ear-tipping will be mandatory and used on feral cats in order to be identified as a spayed or neutered and vaccinated member of a managed colony.

- (10) The feral cat caregiver shall be vaccinated for rabies; the expense will be the responsibility of the individual or rescue group.
- (11) Maintain proof of sterilization, vaccination, medical records, and implant identification for all cats. These records must be provided to the animal control or law enforcement agency upon request.
- F. Animal(s) creating a public nuisance. The designated agency/rescue group will be notified within 48 hours of removal of any feral cats.
- G. In the event the feral cat caregiver fails to comply with this section, the designated agency/rescue group will be notified within forty-eight-hour period before removal of any animal. The designated agency/rescue group will attempt to resolve the situation prior to removal of a cat by an enforcement agency.

§ 79-6. - Outdoor housing facilities; feral housing.

- A. The following categories of cats must not be kept in outdoor facilities, unless the attending veterinarian specifically approves that practice:
 - (1) Cats that are not acclimated to the temperatures prevalent in the area or region where they are maintained;
 - (2) Breeds of cats that cannot tolerate the prevalent temperatures of the area without stress or discomfort (such as short-hair breeds in cold climates); and
 - (3) Sick, infirm, aged or young cats.
- B. When their acclimation status is unknown, cats must not be kept in outdoor facilities when the ambient temperature is less than 50° F.
- C. Shelter from the elements. Outdoor facilities for cats must include one or more shelter structures that are accessible to each animal in each outdoor facility, and that are large enough to allow each animal in the shelter structure to sit, stand, vertically stretch and lie in a normal manner, and to turn about freely. It must be large enough to contain all the animals at one time. Shelters in outdoor structures for cats must contain a roof, four sides, and a floor; building surfaces in contact with animals must be impervious to moisture. Metal boxes/barrels, cars, refrigerators or freezers, and the like must not be used as shelter structures. Shelter structures must:
 - (1) Provide the cats with adequate protection and shelter from the cold and heat;
 - (2) Provide the cats with protection from the direct rays of the sun and the direct effect of wind, rain, or snow;
 - (3) Be provided with a wind break and rain break at the entrance; and
 - (4) Contain clean, dry bedding material if the ambient temperature is below 50° F. Additional clean, dry bedding is required when the temperature is 35° F. or lower.

§ 79-7. - Noisy animals.

No person shall keep any animal which causes frequent or long-continued noise so as to disturb the comfort or repose of any person in the vicinity. Any violation of this section, in addition to the penalties set forth in § 79-12, is declared to be a nuisance and as such may be abated.

§ 79-8. - Appointment of Animal Control Official; impoundment procedure.

The Society for the Prevention of Cruelty to Animals of the State of Delaware, Kent County, 32 Shelter Circle, Camden, DE (KC SPCA) has been designated as the animal control agency for the City of Milford. It shall be the duty of the SPCA to apprehend any animal found in violation of the provisions of this article and to impound such animal in a suitable place. A record of the breed, color and sex of the animal and the number of its license, if any, shall be made at the time of impoundment and shall be maintained by the SPCA.

§ 79-9. - Right of entry by Animal Control Official or designee; impoundment.

Upon presentation of proper credentials, an official of the SPCA and/or a City of Milford Code Official or Milford police officer may enter upon the yards of private property in order to enforce the provisions of this article. It shall be the duty of the Animal Control Official or his duly authorized representative to impound all animals over the age of six months that are untagged, as provided for in this article, or that are in or upon any private property without the permission and consent of the owner of such property or that are in or upon any public street, alley, sidewalk, park or other public place unleashed.

§ 79-10. - Redemption of impounded animals; costs.

The owner of any dog apprehended and impounded by the SPCA may reclaim said dog upon the payment of any fine and cost imposed for any violation of this chapter. Further, if the animal is of a character which requires a license under the laws of the State of Delaware and does not bear a license when impounded, proof of proper licensure must be demonstrated to the SPCA prior to redemption by the owner. If proof of proper licensure cannot be demonstrated by its owner, the animal cannot be reclaimed until such time as the owner has procured a proper license.

§ 79-11. - Obstruction of Animal Control Agency/Official.

No person shall willfully oppose, restrict, delay or obstruct the SPCA in the discharge or attempt to discharge or perform any act or duty authorized or prescribed herein.

§ 79-12. - Violations and penalties.

Unless otherwise established herein, the following fines and penalties shall apply to Article II of this chapter: Any person found guilty of violating the provision of this article shall forfeit to the City of Milford a fine of not less than \$25 but not more than \$300, plus the costs of prosecution.

ARTICLE III - Prohibited Animals

§ 79-13. - Keeping or slaughtering of certain animals within City limits.

No person shall keep or slaughter any swine, cow, bull, sheep, goat, goose, duck, hen, rooster, turkey or like animal or other farm animal within the City of Milford unless in conformity with Chapter 230, Zoning, and properly licensed and inspected by the appropriate state agencies.

§ 79-14. - Exception for parade animals.

Animals used in parades where a City of Milford parade permit has been issued are exempt from the provisions of this chapter.

§ 79-15. - Violations and penalties.

Any person found guilty of violating the provision of this article shall forfeit to the City of Milford a fine of not less than \$100 but not more than \$500, plus the costs of prosecution.

ARTICLE IV - Horse-Drawn Vehicles

§ 79-16. - Conditions and restrictions.

The provisions of Article III shall not be applicable to any person who brings into the City a horse for the purpose of providing transportation in horse-drawn vehicles carrying passengers on a fixed route under the following terms and conditions:

- A. Each route shall be approved by the City Manager.
- B. The horse shall not be kept or maintained within the corporate limits of the City when not being used for the purpose of providing transportation.
- C. Horse-drawn vehicles are prohibited from all other streets and areas within the City unless specifically approved by the City Manager for providing point-to-point transportation for special events, including but not limited to weddings, theatrical performances and funerals.
- D. No person shall drive or operate a horse-drawn vehicle on any day or at any time that the Chief of the Milford Police Department or his designee makes a specific determination that it would be inconsistent with other special events or public safety requirements.

§ 230-9. - R-1 Single-Family Residential District.

In an R-1 District no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used except for one or more of the following uses and complying with the requirements so indicated.

- A. Purpose. The intent of the R-1 Residential District is to preserve the spacious residential atmosphere and quality of living of existing low-density residential development, to provide for the orderly and appropriate development of new low-density housing and to allow related uses that would not be detrimental to the residential character of the district.
- B. Permitted uses. Permitted uses for the R-1 District shall be as follows:
- (1) A single-family detached residential dwelling.
 - (2) Farming, agricultural activities and roadside stands for the sale of farm and nursery products produced on the property where offered for sale.
 - (3) Municipal and public services and facilities, including City Hall, water storage towers, water reservoirs, water pumping stations, water treatment plants, sewage pumping stations, sewers (storm and sanitary), street rights-of-way, utility transmission and distribution lines, public transportation bus or transit stops, police and fire stations and substations for electric, gas and telephone facilities.
 - (4) Parks, playgrounds, athletic fields, recreation buildings, swimming pools and community centers operated on a noncommercial basis for recreation purposes.
 - (5) Customary accessory uses, such as private garages, swimming pools and storage sheds, subject to the following special requirements:
 - (a) The primary residence must exist or be under construction.
 - (b) Private residential garages shall not exceed 750 square feet.
 - (c) Residential storage sheds or related outbuildings shall not exceed 150 square feet.
 - (6) Home occupational/office (subject to the following special requirements):
 - (a) All employees are to be of the immediate family.
 - (b) The appearance of the dwelling shall not be inconsistent with the primary use of the structure.
 - (c) The area used for the home occupation shall not exceed 30% of the total floor area of the dwelling, unless, as in the case of family day care, the state has final jurisdiction of the area requirements.
 - (d) No storage of products or associated materials is allowed in accessory structures/buildings, and no products are to be stored where they are outwardly visible to the public view.
 - (e) Family day care shall involve a maximum of six full-time and two after-school children, as specified by state regulations.
 - (f) The occupation will not cause excessive vehicular traffic or noise.
 - (g) The occupation will not involve animal boarding and/or care.
 - (h) A maximum of one nonilluminated sign (size and setback specified in Article VI of this chapter) may be affixed to the building or placed within the front property line.
- C. Conditional uses subject to special regulations. The following uses may be permitted with the approval of a conditional use permit by the Milford City Council in accordance with the provisions in Article IX of this chapter:
- (1) Churches and other places of worship and cemeteries.

- (2) Public and private elementary, junior or senior high schools.
- (3) Day-care centers.
- (4) Conversion of a one-family dwelling into multiple dwelling units, if such dwelling is structurally sound but too large to be in demand for one-family use and if that conversion would not impair the character of the neighborhood, subject to conformance with the following requirements:
 - (a) There shall be a lot area of at least 2,000 square feet for each unit to be accommodated.
 - (b) There shall be a gross leasable floor area, computed as the sum of those areas enclosed by the outside faces of all exterior walls surrounding each story used for the residence, exclusive of any area for any accessory private garage, of at least 500 square feet per family to be accommodated.
 - (c) No dwelling shall be converted unless it complies with Chapter 145, Housing Standards, and Chapter 88, Building Construction, of this code.
 - (d) No addition shall extend within the front yard, side yards or rear yard required for the district within which it is located.
 - (e) Fire escapes and outside stairways leading to a second or higher story shall, where practicable, be located on the rear of the building and shall not be located on any building wall facing a street.
 - (f) Two off-street parking spaces shall be provided for each additional dwelling unit created.
- (5) Professional occupation restricted to the owner/occupant, subject to conformance with the following requirements:
 - (a) There shall be three off-street parking spaces in addition to those otherwise required.
 - (b) No more than two persons shall be employed by the practitioner of the professional occupation to provide secretarial, clerical, technical or similar assistance.
 - (c) No storage of materials or products outside the dwelling shall be permitted unless completely housed.
 - (d) The area used for the practice of a professional occupation shall occupy no more than 50% of the total floor area, including garages or other accessory buildings.
 - (e) The professional use shall be clearly incidental to the residential use of the dwelling and shall not change the essential residential character of the dwelling.
 - (f) No external alterations inconsistent with the primary residential use of the dwelling shall be allowed.
 - (g) No display of products shall be visible from outside the building.
 - (h) A maximum of one nonilluminated display sign affixed to the building not exceeding two square feet shall be permitted.
- (6) Customary home occupation or a studio for artists, designers, photographers, musicians, sculptors and other similar persons, subject to conformance with the following requirements:
 - (a) The area used for the practice of the home occupation or studio shall occupy no more than 50% of the total floor area of the dwelling unit in which it is located.
 - (b) No storage of materials or products outside the dwelling shall be permitted unless completely housed.
 - (c) The home occupation or studio shall be clearly incidental to the residential use of the dwelling and shall not change the essential residential character of the dwelling.
 - (d) No external alterations inconsistent with the primary residential use of the dwelling shall be allowed.

- (e) No display of products shall be visible from outside the building.
 - (f) A maximum of one nonilluminated display sign affixed to the building not exceeding two square feet shall be permitted.
 - (g) A maximum of two employees shall be permitted in the operation of the home occupation or studio.
- (7) Social club or fraternal, social service, union or civic organization.
 - (8) Cultural facilities, including a library, museum or art gallery.
 - (9) Country club, regulation golf course, including customary accessory uses, provided that all buildings have a minimum setback of 120 feet from all street and property lines.
 - (10) Planned unit residential development.
 - (11) Planned Residential Neighborhood Development.
 - (a) Planned Residential Neighborhood Development. In order to encourage superior residential environments through a unified planning process, the Planned Residential Neighborhood Development shall be permitted in the R-1 Single Family Residential District Zone as a conditional use subject to the provisions of this chapter and after a determination by the Planning Commission that the proposed planned neighborhood design presents a community design that would not be possible under the conventional zone and is in accordance with the goals and policies of the Comprehensive Plan. The minimum size required for a Planned Residential Neighborhood Development (PRND) shall be 10 acres.
 - (b) Review process. The planned neighborhood design option shall involve a three-step review and approval process. In the first step, the developer shall meet with the City Council and present a general sketch plan and a statement documenting the project's compliance with the goals of the Comprehensive Plan for review. The general sketch plan shall reflect the general layout of streets, open space, and housing areas and types. The City Council shall determine whether the proposed project is of such a design and type that it warrants further review by the Planning Commission. If the City Council determines that further review is warranted, the second step shall be the conditional use review process which involves the submission of a conceptual plan which conforms in content to the design standards and requirements specified in this section, as well as the plan submission requirements of this chapter and Subdivision Ordinance. If the conditional use/conceptual subdivision plan is approved, the plan would proceed to the third step which involves the submission of a site development plan and preliminary/final subdivision plans for review and approval by the Planning Commission and City Council.
 - (c) Maximum density. The gross residential density in a Planned Residential Neighborhood Development shall not exceed four dwelling units per acre, however the density could be increased to eight dwelling units per acre, provided the development provides the amenities listed under the density bonus section. In no case shall the development exceed eight dwellings units per gross acre.
 - (d) Design standards. The design standards and dimensional requirements (bulk and parking regulations) shall be in accordance with this chapter.
 - [1] Lot coverage. Based on the following type of residential construction, the following is the maximum lot coverage:
 - [a] Single-family detached dwelling: 35%.
 - [b] Single-family semidetached dwelling: 35%.
 - [c] Single-family attached dwelling: 40%.
 - [d] Garden apartments/condominiums: 30%.

- [2] Minimum setback areas. New buildings shall observe a twenty-five-foot minimum front yard, ten-foot minimum side yards, and a twenty-five-foot minimum rear yard.
 - [3] Height of buildings. The height of buildings shall not exceed three stories or 35 feet. Accessory buildings shall not exceed 15 feet in height.
 - [4] Off-street parking. Off-street parking shall be provided for residents, visitors and employees of the facility. The applicant shall demonstrate to the satisfaction of the Planning Commission that, based on total potential occupancy load (resident, visitor and employee), a sufficient number of off-street parking spaces will be provided.
- (e) Design requirements.
- [1] Common open space.
 - [a] The area set aside and preserved for open space shall aggregate no less than 25 percent of the total site area. Common open space shall be provided in the PRND proposals. The common open space shall not include any wetlands, floodways or similar area not suitable for building as determined by the Planning Commission and City Council. Significant natural features shall be incorporated into common open space whenever possible.
 - [b] The common open space shall be designed as a contiguous area if possible, and shall be interspersed with residential areas so as to provide pedestrian access and visual amenity. The common open space shall be designed and maintained by the property owner/s or an HOA. Recreational areas shall be constructed and may be located within the 25% of open space set aside.
 - [2] Planned neighborhoods. The area set aside and preserved for open space shall aggregate no less than 25% of the total site area.
 - [3] Buffers. Buffers shall be required to provide transition between planned residential development and adjacent properties/rights-of-way or changes in land use. Buffers should consist of earth berms and a planting area. No building shall be constructed less than 40 feet from the perimeter property line of the development. This buffer may consist of either common open space, earth berms, planting areas or private yards or a combination of both; however, no more than 30% of the required buffer area may be counted toward the minimum common open area requirement.
 - [4] Disruption of natural environment. The planned neighborhood design development shall be designed and scheduled so as to minimize earthmoving, erosion, tree clearance and other disruption of the natural environment. Existing vegetation shall be preserved wherever possible. Where extensive natural tree cover and vegetation do not exist or cannot be preserved on the site, landscaping shall be undertaken in order to enhance the appearance of the development and screen streets and parking areas, and enhance privacy of private dwellings. Natural drainage systems shall be preserved wherever possible.
 - [5] Privacy. Dwelling unit structures shall be located and arranged so as to promote privacy for residents within the development and maintain privacy for residents adjacent to the development. Recreational and nonresidential uses shall be located and designed so as not to interfere with nearby residential areas. All structures and activities located near the periphery of the site shall be designed so as to harmonize with neighboring areas.
- (f) Density bonus.
- [1] A density bonus may be granted if the developer furnishes improvements that significantly demonstrate to the Planning Commission that the improvements contribute to superior design and which exceed the standard requirements of the city ordinances in accordance with the following schedule:

- [a] Open space. For each increase of 10% in common open space over the minimum requirement of 25%, a density bonus of 10% shall be granted.
- [b] Housing types. Neighborhood design which integrates a variety of housing types to provide architectural diversity and which avoids monotony and segregation by dwelling type in order that single housing type does not dominate the planned neighborhood or section thereof shall be awarded a density bonus of 10%. The term "housing type" refers to each of the following dwelling types: single-family detached houses, semidetached and duplex houses, multiplexes, townhouses, and garden apartments.
- [c] Public buildings. The construction and leasing of a public building, including a firehouse, or a library, or a branch library which is necessitated, either wholly or partially, by the development, may increase the permitted density by 10%, if approved by the City, the Planning Commission and the agency to which the building is to be leased.
- [d] School sites. The donation of a school site may increase the permitted density by 25%, if approved by the City, the Planning Commission and the local school board.
- [e] Recreation facilities. Where the developer provides recreation facilities in accordance with recommendations from the City, the Planning Commission, and the Parks and Recreation Department where the facilities are in excess of those required by City ordinances, a density bonus of 5% shall be given. Such facilities may include, but are not limited to walking trails, bike paths, tennis courts, and boating access areas.
- [f] Community gardens. The reservation of additional common land for the establishment of community gardening space for the raising of flowers, fruits and vegetables shall be awarded a 5% of density bonus.
- [g] Community day-care facilities. The construction of a building to house a day-care center for use primarily by residents of the community shall be awarded a density bonus of 10%.
- [h] Community buildings. The construction of a community building to serve as a meeting hall for various community functions, including, but not limited to, civic meetings, recreational purposes, receptions and special events, shall be awarded a density bonus of 10%.
- [i] Conservation easements. The establishment of a permanent easement for the purpose of conserving and protecting a woodland area, a wetland area, and/or a stream corridor from removal of existing natural vegetation, and/or encroachment by future development shall be awarded a density bonus of 5%.
- [j] Parking lot landscaping. The construction of landscaping in and around parking lots/areas shall be awarded a density bonus of 2%.
- [k] Low-level lighting. The construction of low level light within the development and in/around parking lots/areas shall be awarded a density bonus of 3%.
- [l] School bus pull off/school bus shelter. The construction of school bus pull offs or school bus shelters within the development shall be awarded a density bonus of 5%.
- [2] Note: City Council will have the final determination in determining the amount of the allowable density bonus.

(g) Conditional use plan approval.

- [1] In addition to the minimum conditional use plan requirements listed in this chapter and the minimum conceptual subdivision plan requirements listed in the Land Subdivision

Regulations, the following additional items shall be reflected on or shall accompany the conditional use plan:

- [a] Architectural drawings illustrating exterior elevations of typical dwelling units and nonresidential structures to be constructed.
 - [b] Statements and illustrations of the materials to be used in construction and their compatibility with the City Building Code and other codes relating to construction.
 - [c] Total acreage of development, land uses in each area, total number of dwelling units, average gross residential density, average lot area and lot width by unit type, and gross residential density in each section.
 - [d] Building coverage lines accurately locating all types of dwelling units, and nonresidential structures, giving dimensions of the structures, distances between the structures, and distances to street rights-of-way and parking areas, with distances accurate to the nearest hundredth of a foot, and total amount and percentage of impervious area.
 - [e] Accurate dimensions of common open space areas specifically indicating those areas to be developed for active recreation. Where common space areas are to be developed, the exact location of the structures in common open space will be illustrated.
 - [f] Locations and dimensions of parking areas and pedestrian walkways.
- [2] Each application for a conditional use plan approval shall be accompanied by a fee of \$700 (§ 230-57).
- (h) Site development preliminary subdivision plan review.
- [1] Application for site development plan approval shall be made to the Planning Commission in accordance with this chapter and the land subdivision regulations. Such application may be requested in stages. The following additional requirements shall be included for review along with the site development plan submission:
 - [a] A development phasing plan if proposed, which clearly defines the boundaries of each phase of the development and indicates the number of dwelling units to be constructed in each phase. Each phase shall be assigned a number which represents that phase's order in the construction sequence of the development.
 - [b] Architectural drawings illustrating exterior and interior designs of typical dwelling units of each type and nonresidential structures to be constructed.
 - [c] Statements and illustrations of the materials to be used in construction and their compatibility with the City Building Code and other codes relating to construction.
 - [d] All covenants running with the land governing the reservation and maintenance of dedicated or undedicated open space land. These shall bear the certificate of approval of the City Solicitor as to their legal sufficiency.
 - [e] Restrictions of all types which will run with the land and become covenants in this chapter or in the Land Subdivision Regulations.
 - [f] In the case of a planned neighborhood design which is proposed to be developed over a period of years in specific phases, the site development/preliminary subdivision plan requirements as listed in this section shall apply to the phase or phases for which approval is being sought. The site development plan for each phase must demonstrate compliance with minimum plan requirements and shall provide phase specific information regarding proposed development density and dwelling types, locations of common open space, sanitary sewer and water distribution systems, and street systems consistent with the approved conditional use conceptual plan developed for the entire neighborhood.

- [2] Each application for a preliminary plan approval and final plan approval shall be accompanied by a fee of \$1,000 plus \$10 per dwelling unit (§ 230-57).
- (i) Site requirements.
 - [1] All structures shall be so located as to provide proper access to the building for fire-fighting equipment, trash collection and deliveries.
 - [2] All off-street parking shall be provided at the rate of 2.5 spaces for every dwelling unit.
 - [3] Outdoor light fixtures shall be provided at locations that will assure the safe and convenient use of walks, steps, parking areas, driveways, streets and other facilities.
 - [4] Facilities for temporary trash/refuse storage shall be provided in such manner that is adequate for the dwelling units they support.
- (j) Final subdivision plat approval.
 - [1] Final subdivision plat review and approval for planned neighborhood design projects involving subdivision of land shall follow the requirements pertaining to the review and recordation of final subdivision plats. In the case of projects for which a phasing plan has been approved, the final subdivision plat for each phase shall demonstrate compliance with minimum plan requirements and shall provide phase specific information regarding proposed development density and dwelling types, locations of common open space, sanitary sewer and water distribution systems, and street systems consistent with the approved conditional use conceptual plan developed for the entire neighborhood.
 - [2] Each application for a preliminary plan approval shall be accompanied by a fee of \$1,000 plus \$10 per dwelling unit (§ 230-57).
- (k) Signs. Signs shall be reviewed and approved by the Planning Commission and City Council to ensure they meet the requirements of this chapter.
- (12) Bed-and-breakfast, subject to the following requirements:
 - (a) The bed-and-breakfast establishment does not adversely affect the residential character of the neighborhood and such use is carried on in an existing residential structure.
 - (b) The building proposed for use as a bed-and-breakfast must have the owner of the bed-and-breakfast residing in the building as his/her principal residence.
 - (c) The serving of meals shall be limited to breakfast and afternoon tea for overnight guests and customers.
 - (d) Rooms used for sleeping shall be part of the primary residential structure and shall not have been specifically constructed for rental purposes.
 - (e) No exterior alterations other than a sign and those required by law to ensure the safety of the structure shall be made.
 - (f) The bed-and-breakfast operation shall not use more than 50% of the floor area of the principal residence. Common areas such as the kitchen, foyer, living room or dining room are not included in this calculation.
 - (g) No areas shall be floodlit. Drives and parking areas shall not be illuminated by lighting fixtures higher than 20 feet. Sidewalks shall not be illuminated by lighting fixtures higher than 15 feet. Exterior lighting shall be so shaded as to prevent illumination off-site. All external lighting, except for demonstrated security needs, shall be extinguished by 10:00 p.m.
 - (h) All bed-and-breakfasts must be in compliance with the requirements of the Uniform Building Code and Uniform Fire Code as adapted and enforced by the state fire marshal. Requirements include smoke detectors centrally located on each floor with sleeping rooms and the basement stairway. They must have battery backup and be connected or have a

sounding device to provide an alarm which can be heard in all sleeping areas. Every sleeping room must provide at least 50 square feet of floor area per guest and have an operable window of 5.7 square feet or more of clear opening or exterior door for emergency escape or rescue. The maximum distance to a fire extinguisher rated 2A and having a BC rating is 75 feet.

- (i) Safe food handling is the responsibility of the "host." He/She must properly train employees and other household members in safe food handling procedures and requirements and secure the proper state health permit if applicable.
- (j) Parking requirements: one space per guestroom plus two spaces for residence. Spaces shall be located to the side and rear of the building and shall be screened from adjacent properties by a five-foot-high wood or masonry fence or by sight-obscuring vegetation of the same height. The area of the parking lot, including driveways, shall be graded, surfaced with asphalt or other suitable material and drained to the satisfaction of the City Engineer to the extent necessary to prevent dust, erosion or excessive water flow across streets or adjoining properties.
- (k) Signs. For each bed-and-breakfast, one small unlighted announcement sign not exceeding three square feet in area may be attached to and parallel with the front porch or wall of the building.

(13) Keeping of Chickens for individual domestic purposes subject to the following restrictions:

- (a) Keeping of chickens shall be an accessory use and not permitted on lots smaller than 10,890 square feet in lot area.
- (b) No more than five (5) chickens shall be permitted on a residential lot.
- (c) Chickens shall be registered with the Delaware Department of Agriculture.
- (d) Chickens shall be penned in a coop that shall be at least four (4) square feet per chicken.
- (e) All chicken coups shall be located in a rear yard and shall be a minimum of 20 feet from side and rear property lines.
- (f) Any odor associated with the chickens shall not be discernable from property lines.
- (g) Keeping of roosters shall be prohibited.
- (h) Any lot with chickens shall either comply with these requirements by ENTER DATE, or remove the chickens.

D. Area regulations.

- (1) Minimum lot area shall be 10,000 square feet. Minimum interior lot shall be 10,000 square feet. Minimum corner lot shall be 13,000 square feet.
- (2) Maximum lot coverage shall be 30%, exclusive of accessory buildings.
- (3) Minimum lot width shall be 80 feet.
- (4) Height of buildings shall not exceed three stories or 35 feet. Accessory buildings shall not exceed 15 feet in height.
- (5) Minimum front building setback line shall be 25 feet.
- (6) Minimum rear yard shall be 25 feet. For corner lots the rear yard may be reduced 20% in depth to allow for skewing of a residential dwelling on the lot.
- (7) Side yards shall be provided as follows: each lot shall have two side yards with a minimum of 12 feet each.
- (8) Parking shall comply with the requirements provided in Article IV of this chapter.
- (9) Signs shall comply with the requirements provided in Article VI of this chapter.

(10) Decks, subject to the following requirements:

(a) The deck cannot be located in the front yard.

(b) A minimum distance of 10 feet must be maintained from the deck to the rear property line.

§ 230-10. - R-2 Residential District.

In an R-2 District no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used except for one or more of the following uses and complying with the requirements so indicated.

A. Purpose. The purpose of the R-2 District is to permit housing at a greater density than in the R-1 District by providing for the orderly development of low- to medium-density residential housing into those areas where public services are available. This district also allows for professional home occupations. Finally, it protects existing developments of this nature and excludes noncompatible ones.

B. Permitted uses: all uses permitted in the R-1 District.

C. Conditional uses: all uses specified as conditional uses in the R-1 District, and the following uses may be permitted with the approval of a conditional use permit by the Milford City Council in accordance with Article IX of this chapter:

(1) Single-family semidetached dwelling.

(a) Ownership.

[1] Dwelling units and individual lots of a single-family semidetached dwelling may be owned separately if separate utility systems are provided and if separate lots for all dwelling units in a building are created at the same time in conformance with Chapter 200, Subdivision of Land, of this Code.

[2] Provisions satisfactory to the City Council shall be made to assure that areas of common use of the occupants, but not in individual ownership, shall be maintained in an acceptable manner without expense to the general public.

D. Design requirements. No apartment/dwelling units shall be located within a cellar.

E. Site requirements.

(1) The structure shall be so located as to provide proper access to the building for fire-fighting equipment, trash collection and deliveries.

(2) Off-street parking shall be provided at the rate of 2 1/2 spaces for every dwelling unit on each lot.

F. Facilities.

(1) Outdoor light fixtures shall be provided at locations that will assure the safe and convenient use of walks, steps, parking areas, driveways, streets and other such facilities.

(2) Facilities for temporary trash/refuse storage shall be provided in such a manner that is adequate for the dwelling units they must support.

G. Area regulations.

(1) For permitted uses and single-family semidetached dwellings not separately owned:

(a) Minimum interior lot area shall be 8,000 square feet and minimum corner lot area shall be 13,000 square feet.

(b) Maximum lot coverage shall be 30%.

(c) Minimum lot width shall be 80 feet.

- (d) Height of buildings shall not exceed three stories or 35 feet. Accessory buildings shall not exceed 15 feet in height.
 - (e) Minimum front building setback line shall be 30 feet.
 - (f) Minimum rear yard setback shall be 15 feet. For lower lots the rear yard may be reduced 20% in depth to allow for the skewing of a residential dwelling on its lot.
 - (g) Side yards shall be provided as follows: each lot shall have two side yards a minimum width of eight feet on each side.
 - (h) Parking shall comply with the requirements provided in Article IV of this chapter.
 - (i) Signs shall comply with the requirements in Article VI of this chapter.
 - (j) Decks, subject to the following requirements:
 - [1] The deck cannot be located in the front yard.
 - [2] A minimum distance of 10 feet must be maintained from the deck to the rear property line.
- (2) For single-family semidetached dwellings separately owned:
- (a) Minimum interior lot area shall be 4,000 square feet and minimum corner lot area shall be 6,500 square feet.
 - (b) Maximum lot coverage shall be 30%.
 - (c) Minimum lot width shall be 40 feet.
 - (d) Height of buildings shall not exceed three stories or 35 feet. Accessory buildings shall not exceed 15 feet in height.
 - (e) Minimum front building setback line shall be 30 feet.
 - (f) Minimum rear yard setback shall be 15 feet. For lower lots the rear yard may be reduced 20% in depth to allow for the skewing of a residential dwelling on its lot.
 - (g) Side yard shall be provided as follows: each lot shall have one side yard a minimum width of eight feet.
 - (h) Parking shall comply with the requirements provided in Article IV of this chapter.
 - (i) Signs shall comply with the requirements in Article VI of this chapter.

Section 1. - One-family residence zones [(R-20, R-15, R-10, R-8 and R-7)].

(R-20, R-15, R-10, R-8, R-7.) (See also article 5, Supplementary Regulations; and article 6, Off-Street Parking, Driveways and Loading Facilities.)

1.1 *Uses permitted.* In a one-family residence R-20, R-15, R-10, R-8 and R-7 zones, no building or premises shall be used and no building or part of a building shall be erected or altered which is arranged, intended or designed to be used, in whole or in part, for any uses except the following:

1.11 The raising of field and garden crops, vineyards and orchard farming, the maintenance of nurseries, and the seasonal sale of the products thereof, provided no building is erected and signs conform with article 5, section 4.

1.12 One-family detached dwellings, not to exceed one such dwelling per lot.

1.13 Public buildings, structures and uses, including parks and playgrounds, subject to approval of site plans by the planning commission in accordance with article 10, section 2.

1.14 The following uses are permitted, conditional upon the approval of the planning commission in accordance with the procedures and subject to the general conditions set forth in section 10.1 and to any specified requirements set forth below:

- (a) Places of worship, including parish houses; [and] schools, including nursery schools, kindergartens and day care centers in accordance with article 5, Supplementary Regulations, section 14. Day care facilities; philanthropic and eleemosynary institutions; hospitals and sanitariums for general medical care; and funeral homes subject to the following requirements:
 - i. Any school permitted under this paragraph [subsection 1.14(a)] shall be a nonprofit organization within the meaning of the Internal Revenue Act and shall be registered effectively as such thereunder.
 - ii. Any school permitted under this paragraph [subsection 1.14(a)], other than a kindergarten, nursery school, or day care center, shall occupy a lot with an area of not less than two acres, plus one acre for each 100 pupils for which the building is designed.
 - iii. Any kindergarten or nursery school permitted under this paragraph [subsection 1.14(a)] shall be limited to a maximum of 50 children in zones R-8 thru R-20 and a maximum of 100 children in all other zones. At least 100 square feet of outdoor play space per child shall be provided. Outdoor play space shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas, or land unsuited by other usage or natural features for children's active play space. Fencing or other enclosures shall be a minimum height of four feet. The minimum lot area for each ten, or remainder over the multiple of ten, children shall be the same as the minimum lot area requirement for each dwelling unit in the districts in which such uses are to be located.
 - iv. No such building or part thereof shall be erected with less than a 50-foot front yard or nearer than 25 feet from any other street or property line.
 - v. The sum of all areas covered by all principal and accessory buildings shall not exceed 20 percent of the area of the lot.
 - vi. Courts shall conform to the requirements of article 5, section 3 hereof.
- (b) Railroad and public utility rights-of-way and structures necessary to serve areas within the city, subject to such conditions as the planning commission may impose in order to

protect and promote the health and safety and general welfare of the community and the character of the neighborhood in which the proposed structure is to be constructed.

- (c) Country clubs or other annual membership clubs, catering exclusively to members and their guests, and accessory private playgrounds, golf courses, swimming pools, tennis courts and recreation buildings not conducted as business enterprises, provided that the following operations shall be prohibited:
 - i. Outdoor entertainment, live or mechanical;
 - ii. The use of outdoor public address systems for any purpose; and
 - iii. Exterior lighting producing glare at the lot line other than that essential for the safety of the users of the premises.

No building erected under the provisions of this paragraph [subsection 1.14(c)] shall be so erected nearer than 50 feet to any street or property line.

1.15 Accessory uses, limited to the following:

- (a) Professional office or studio of an artist, dentist, musician, teacher, or physician, but not including veterinarians, provided that:
 - i. Such office or studio is incidental to the residential use of the premises and is carried on by a resident thereon with not more than one nonresident assistant; and
 - ii. Such office or studio shall occupy not more than 30 percent of the area of one floor of the main building.
 - iii. Studios where dancing or music instruction is offered to groups in excess of four pupils at one time or where concerts or recitals are held are prohibited.
 - iv. Medical centers, barbershops, beauty parlors, real estate offices, funeral homes or similar uses shall not be considered permitted accessory uses.
- (b) Garden house, tool house, playhouse, greenhouse or pool incidental to the residential use of the premises and not operated for gain.
- (c) Private garage, provided that, in the case of a one-family dwelling, such garage shall have a capacity of not more than three passenger automobiles. One such space may be leased to a person not [a] resident on the premises.
- (d) Keeping domestic animals as pets, provided not more than three (3) dogs over six months old, shall be permitted.
- (e) Keeping of chickens for individual domestic purposes subject to the following restrictions:
 - i. Keeping of chickens shall not be permitted on lots smaller than 10,890 square feet in lot area.
 - ii. No more than five (5) chickens shall be permitted on a residential lot.
 - iii. Chickens shall be registered with the Delaware Department of Agriculture.
 - iv. Chickens shall be penned in a coop that shall be at least four (4) square feet per chicken.
 - v. All chicken coops shall be located in a rear yard and shall be a minimum of 20 feet from side and rear property lines.
 - vi. Any odor associated with the chickens shall not be discernable from property lines.
 - vii. Keeping of roosters shall be prohibited.

viii. Any lot with chickens shall either comply with these requirements by June 1, 2016 or remove the chickens.

- (f) Dormitories accessory to schools, provided that such dormitories conform to the bulk regulations of the RG-1 zone. For purposes of computing bulk requirements, each four rooms shall be considered one dwelling unit. Parking shall be calculated as identified in Article 6—Off-Street Parking, Section 3—Required off-street parking spaces, Paragraph 3.1—Schedule of requirements.
- (g) Customary home occupations, provided that:
 - i. No display of products, goods and/or signs shall be visible from the street.
 - ii. Such home occupation shall be incidental and secondary to the residential use of the premises and shall be conducted in the principal building by the resident or residents that reside therein.
 - iii. Nonresident assistants or co-workers shall be prohibited.
 - iv. Such home occupation shall not occupy more than 30 percent of the area of one floor in the principal building.
 - v. There shall be no exterior effect such as noise, traffic, odor, dust, smoke, gas, fumes, radiation, or electromagnetic interference.

1.16 [1.2] *Site development plan approval.* Site development plan approval in accordance with article 10, section 2 hereof shall be required prior to the issuance of building permits for the erection or enlargement of all structures and related accessory structures. Such approval shall also be required prior to the issuance of certificates of occupancy for a change of use.

1.17 [1.3] *Performance standards.* All uses are subject to performance standards as set forth in article 5, section 8.1.

1.18 [1.4] [*Closed zone.*] Zone R-7 is a closed zone in accordance with article 10, section 5.19.

1.19 [1.5] [*Signs.*] Signs shall meet the regulations found in article 5, section 4, supplementary sign regulations.

(Ord. of 1-8-1979; Ord. of 5-14-1990; Ord. of 12-14-1992(2); Ord. of 7-10-2000; Ord. of 2-12-2001; Ord. No. 2009-12, 9-14-2009; Ord. No. 2011-21, 10-10-2011; [Ord. No. 2016-01, 4-11-2016](#))

Chapter 180 - RESIDENTIAL RENTAL OPERATING LICENSES

§ 180-1. - Title.

This chapter shall be known as the "Residential Rental Operating License Ordinance."

§ 180-2. - Purpose.

This chapter is adopted to protect the health, safety and welfare of the City residents and to prevent deterioration of the housing stock in the City.

§ 180-3. - Definitions.

For purposes of this chapter, the following terms, phrases, words and their derivations shall have the meanings given herein:

CITY — The City of Milford, Delaware.

CODE OFFICIAL — The Building Inspector and/or Code Enforcement Official.

LANDLORD — A person and/or an authorized representative, heir, successor or assignee of a person who leases or otherwise permits another person to occupy a rental unit for money or other consideration.

PERSON — An individual, proprietorship, partnership, corporation, association, or other legal entity.

RENTAL UNIT — Any house, building, structure or portion thereof, which is occupied, rented or leased as the home or residence of one or more persons. "Rental unit" does not include motel, hotel or bed-and-breakfast rooms where paying guests stay on a temporary basis. "Rental unit" also does not include rehabilitation or mental health group homes where residents may pay rent but the home is managed and owned by nonprofit entities for the benefit of the renters' special needs.

TENANT — A person who occupies a rental unit for which said person pays money or gives other consideration.

§ 180-4. - Rental operating license required; **exceptions.**

A. No landlord shall operate a rental unit in the City unless an application has been filed and a current rental operating license has been issued for the specified rental unit for the current year.

B. Exceptions.

(1) **No rental license shall be required where the owner occupies the dwelling unit.**

(2) **No fee shall be charged if the occupant provides written verification that they are directly related to the owner.**

§ 180-5. - Application for rental operating license and agreement to comply.

A. Every landlord shall apply for a rental operating license and shall agree to comply with all provisions of this and any other applicable City ordinance.

B. The application shall be in the form provided by the Code Enforcement Department and shall be accompanied by a check or money order payable to the City of Milford in the amount set forth by City Council.

C. It shall be unlawful for any person to operate any rental dwelling without obtaining a license from the Licensing Division of the Department of Planning and Inspections in order to determine compliance.

The license shall expire annually on December 31. The fee for the annual license shall be \$50 for each unit.

- D. In the event that the license fee set forth herein is not paid on the date due, then the licensee shall incur a penalty fee in the amount of \$25 per month per unit until the license fee is paid.
- E. An owner whose license has been suspended shall pay a reinstatement fee of \$100.
- F. The owner or occupant of any rental shall not be entitled to receive utilities until the license fee required is paid in full, and City personnel shall refuse to provide sewage, water and electric to the property until satisfactory proof is furnished that such fee has been paid.

§ 180-6. - Contents of applications.

Every landlord shall supply the following information to the City as part of the annual application for a rental operating license and agreement to comply:

- A. The mailing and street address of the rental units.
- B. Name of responsible party leasing the unit and telephone number at time of application.
- C. The total number of persons living in the rental unit at time of application.
- D. Landlord's name, mailing address and telephone number.

§ 180-7. - Regulations for issuance of licenses.

- A. If violations are found that pose a health or safety risk to the tenants, the unit may be judged as unfit for occupancy by the Code Official.
- B. Expiration of permits. Each rental operating license shall expire on December 31 of the year in which it was issued. No prorating, rebate or refund shall be made because of nonuse of the permit.
- C. Timing for reapplication.
 - (1) Application to renew a rental operating license shall be made at least 60 days prior to the expiration date of the current license.
 - (2) When reapplication is made fewer than 30 days before the expiration date, the pendency of the application will not prevent the expiration of the license.
- D. Every rental unit owned shall have a "caretaker" designated by the owner.
 - (1) The caretaker may be the property owner if residing within a ten-mile radius of Milford, Delaware.
 - (2) The caretaker shall be an adult person(s) 18 years or older, specifically identified in writing by the owner on the rental license application (stating name, address and telephone numbers) and reside in such proximity to the City as to allow him or her to meet with the Code Enforcement Official at the rental unit within 48 hours of receipt of notice from the Code Enforcement Official. The caretaker may also be a management company (corporation, LLC and/or partnership); however, the management company must assign a contact person.
 - (3) The caretaker shall be charged, by the owner, with responsibility and authority to deal with occupants of the premises on behalf of the owner, to make repairs to the rental unit, to maintain the premises and the common areas thereof, and to accept service of process on behalf of the owner.
 - (4) Once notified of a defective condition and unless circumstances are beyond the caretaker's control, the caretaker will be given an amount of time to make repairs as deemed reasonable by the Code Official.
 - (5) The owner shall notify the City in writing of any changes in the name, address, and/or telephone number of the caretaker.

- E. No license shall be issued to any person or business unless all taxes, assessments, sewer, water, electric, trash charges and any other fees due the City are paid and in good standing.
- F. The owner is subject to penalties as defined in § 180-9 for failure to comply.

§ 180-8. - Inspections.

- A. The Code Enforcement Official reserves the right to inspect property at any time to ensure compliance with all property maintenance (Chapter 174), zoning (Chapter 230) and other codes.
- B. When such inspections are deemed necessary, the Code Enforcement Official will provide 48 hours' notice to the owner or caretaker. Exceptions to this rule will apply when health or safety conditions exist that require immediate inspection.
- C. A rental unit shall be deemed to be not in substantial compliance if:
 - (1) There are one or more violations that pose a serious and substantial threat to the health, safety or welfare of the occupants.
 - (2) There are an extensive number of minor violations that, cumulatively, pose a significant threat to the health, safety, and welfare of the occupants.
- D. When the Code Enforcement Official schedules an inspection, it is the responsibility of the property owner to make sure the structure/property is ready by the time the inspector arrives on site.
 - (1) If an inspection needs to be cancelled or rescheduled, the Code Enforcement Official must be notified by 8:30 a.m. the day of the inspection.
 - (2) If an inspector arrives on site and the structure/property is not ready and the inspection was not cancelled or rescheduled, a fee of \$100 must be paid at City Hall before the inspection can be rescheduled. This fee may be waived if the property is not ready for inspection due to circumstances beyond the control of the landlord/caretaker.
- E. When conditions of a property are such that cause more than one follow-up inspection, for the purpose of ensuring compliance, a fee of \$50 per inspection will be imposed.

§ 180-9. - Violations and penalties; enforcement.

- A. Penalty for violation.
 - (1) Any property owner who shall violate any provisions of this chapter or who fails to comply with any notice or order issued by a Code Enforcement Official pursuant to the provisions of this chapter shall be guilty of violating the provisions of this chapter and, upon conviction thereof, shall be fined not less than \$500 nor more than \$1,000. The minimum fine is not subject to suspension or reduction.
 - (2) Except where an appeal is taken, each day of a separate and continuing violation shall be deemed a separate offense.
- B. Should the aforesaid penalties not be paid within 30 days of being assessed, and after notice of said failure is served, then the property covered by this chapter will be assessed for the unpaid penalties, which shall be collected in the same manner and at the same time as City taxes.
- C. If any of the cited violations are not remedied, the Code Enforcement Official shall revoke the residential rental operating license.
- D. The remedies contained within this section shall further not be exclusive, but shall be in addition to any other remedy provided by law, so long as not inconsistent herewith, nor shall the invoking of any remedy or procedure contained within this section preclude the pursuit of any and all other remedies, and the same are intended to be cumulative.

Chapter 180 - RESIDENTIAL RENTAL OPERATING LICENSES

[HISTORY: Adopted by the City Council of the City of Milford 12-8-2008 by Ord. No. 2008-8.¹
▣ Amendments noted where applicable.]

GENERAL REFERENCES qc

Building construction — See Ch. 88.	Zoning — See Ch. 230.
Property maintenance — See Ch. 174.	

§ 180-1. - Title.

This chapter shall be known as the "Residential Rental Operating License Ordinance."

§ 180-2. - Purpose.

This chapter is adopted to protect the health, safety and welfare of the City residents and to prevent deterioration of the housing stock in the City.

§ 180-3. - Definitions.

For purposes of this chapter, the following terms, phrases, words and their derivations shall have the meanings given herein:

CITY — The City of Milford, Delaware.

CODE OFFICIAL — The Building Inspector and/or Code Enforcement Official.

LANDLORD — A person and/or an authorized representative, heir, successor or assignee of a person who leases or otherwise permits another person to occupy a rental unit for money or other consideration.

PERSON — An individual, proprietorship, partnership, corporation, association, or other legal entity.

RENTAL UNIT — Any house, building, structure or portion thereof, which is occupied, rented or leased as the home or residence of one or more persons. "Rental unit" does not include motel, hotel or bed-and-breakfast rooms where paying guests stay on a temporary basis. "Rental unit" also does not include rehabilitation or mental health group homes where residents may pay rent but the home is managed and owned by nonprofit entities for the benefit of the renters' special needs.

TENANT — A person who occupies a rental unit for which said person pays money or gives other consideration.

§ 180-4. - Rental operating license required.

No landlord shall operate a rental unit in the City unless an application has been filed and a current rental operating license has been issued for the specified rental unit for the current year.

§ 180-5. - Application for rental operating license and agreement to comply.

- A. Every landlord shall apply for a rental operating license and shall agree to comply with all provisions of this and any other applicable City ordinance.
- B. The application shall be in the form provided by the Code Enforcement Department and shall be accompanied by a check or money order payable to the City of Milford in the amount set forth by City Council.
- C. It shall be unlawful for any person to operate any rental dwelling without obtaining a license from the Licensing Division of the Department of Planning and Inspections in order to determine compliance. The license shall expire annually on December 31. The fee for the annual license shall be \$50 for each unit.
- D. In the event that the license fee set forth herein is not paid on the date due, then the licensee shall incur a penalty fee in the amount of \$25 per month per unit until the license fee is paid.
- E. An owner whose license has been suspended shall pay a reinstatement fee of \$100.
- F. The owner or occupant of any rental shall not be entitled to receive utilities until the license fee required is paid in full, and City personnel shall refuse to provide sewage, water and electric to the property until satisfactory proof is furnished that such fee has been paid.

§ 180-6. - Contents of applications.

Every landlord shall supply the following information to the City as part of the annual application for a rental operating license and agreement to comply:

- A. The mailing and street address of the rental units.
- B. Name of responsible party leasing the unit and telephone number at time of application.
- C. The total number of persons living in the rental unit at time of application.
- D. Landlord's name, mailing address and telephone number.

§ 180-7. - Regulations for issuance of licenses.

- A. If violations are found that pose a health or safety risk to the tenants, the unit may be judged as unfit for occupancy by the Code Official.
- B. Expiration of permits. Each rental operating license shall expire on December 31 of the year in which it was issued. No prorating, rebate or refund shall be made because of nonuse of the permit.
- C. Timing for reapplication.
 - (1) Application to renew a rental operating license shall be made at least 60 days prior to the expiration date of the current license.
 - (2) When reapplication is made fewer than 30 days before the expiration date, the pendency of the application will not prevent the expiration of the license.
- D. Every rental unit owned shall have a "caretaker" designated by the owner.
 - (1) The caretaker may be the property owner if residing within a ten-mile radius of Milford, Delaware.
 - (2) The caretaker shall be an adult person(s) 18 years or older, specifically identified in writing by the owner on the rental license application (stating name, address and telephone numbers) and reside in such proximity to the City as to allow him or her to meet with the Code Enforcement Official at the rental unit within 48 hours of receipt of notice from the Code Enforcement Official. The caretaker may also be a management company (corporation, LLC and/or partnership); however, the management company must assign a contact person.
 - (3) The caretaker shall be charged, by the owner, with responsibility and authority to deal with occupants of the premises on behalf of the owner, to make repairs to the rental unit, to maintain

the premises and the common areas thereof, and to accept service of process on behalf of the owner.

- (4) Once notified of a defective condition and unless circumstances are beyond the caretaker's control, the caretaker will be given an amount of time to make repairs as deemed reasonable by the Code Official.
 - (5) The owner shall notify the City in writing of any changes in the name, address, and/or telephone number of the caretaker.
- E. No license shall be issued to any person or business unless all taxes, assessments, sewer, water, electric, trash charges and any other fees due the City are paid and in good standing.
- F. The owner is subject to penalties as defined in § 180-9 for failure to comply.

[Ord. No. 2011-8, §§ 2, 3, 4-11-2011]

§ 180-8. - Inspections.

- A. The Code Enforcement Official reserves the right to inspect property at any time to ensure compliance with all property maintenance (Chapter 174), zoning (Chapter 230) and other codes.
- B. When such inspections are deemed necessary, the Code Enforcement Official will provide 48 hours' notice to the owner or caretaker. Exceptions to this rule will apply when health or safety conditions exist that require immediate inspection.
- C. A rental unit shall be deemed to be not in substantial compliance if:
- (1) There are one or more violations that pose a serious and substantial threat to the health, safety or welfare of the occupants.
 - (2) There are an extensive number of minor violations that, cumulatively, pose a significant threat to the health, safety, and welfare of the occupants.
- D. When the Code Enforcement Official schedules an inspection, it is the responsibility of the property owner to make sure the structure/property is ready by the time the inspector arrives on site.
- (1) If an inspection needs to be cancelled or rescheduled, the Code Enforcement Official must be notified by 8:30 a.m. the day of the inspection.
 - (2) If an inspector arrives on site and the structure/property is not ready and the inspection was not cancelled or rescheduled, a fee of \$100 must be paid at City Hall before the inspection can be rescheduled. This fee may be waived if the property is not ready for inspection due to circumstances beyond the control of the landlord/caretaker.
- E. When conditions of a property are such that cause more than one follow-up inspection, for the purpose of ensuring compliance, a fee of \$50 per inspection will be imposed.

§ 180-9. - Violations and penalties; enforcement.

- A. Penalty for violation.
- (1) Any property owner who shall violate any provisions of this chapter or who fails to comply with any notice or order issued by a Code Enforcement Official pursuant to the provisions of this chapter shall be guilty of violating the provisions of this chapter and, upon conviction thereof, shall be fined not less than \$500 nor more than \$1,000. The minimum fine is not subject to suspension or reduction.
 - (2) Except where an appeal is taken, each day of a separate and continuing violation shall be deemed a separate offense.

- B. Should the aforesaid penalties not be paid within 30 days of being assessed, and after notice of said failure is served, then the property covered by this chapter will be assessed for the unpaid penalties, which shall be collected in the same manner and at the same time as City taxes.
- C. If any of the cited violations are not remedied, the Code Enforcement Official shall revoke the residential rental operating license.
- D. The remedies contained within this section shall further not be exclusive, but shall be in addition to any other remedy provided by law, so long as not inconsistent herewith, nor shall the invoking of any remedy or procedure contained within this section preclude the pursuit of any and all other remedies, and the same are intended to be cumulative.



PUBLIC WORKS DEPARTMENT
302.422.1110, FAX 302.422.1119

180 VICKERS DRIVE
MILFORD, DE 19963

www.cityofmilford.com

To: Eric Norenberg, City Manager
From: Mark A. Whitfield, Public Works Director
Subject: Holiday Lighting
Date: October 6, 2016

Presently, the city owns approximately 15 various holiday fixtures which are approximately 25 years old, and are in need of replacement. The fixtures were located at the following locations: Bicentennial Park (horse & sleigh, man & woman skating, skater, fallen skater, and chestnut roaster & carriage), Second Street Theater (boy & girl carolers and man & woman carolers), City Hall (man lighting lantern and horse & carriage), Point (across from DQ – 2 deer and 2 snowflakes), and at Santa House (2 angels). Additionally, SEASON GREETINGS signs were placed at the Police Station and at the Point. The existing SEASON GREETINGS signs are in very bad shape and need to be discarded.

In addition to the above, the Electric Division places lights (incandescent bulbs) on four trees at city hall, three trees at the farmer's market, a pine tree at the point, and a pine tree at Parson Thorne. The decorative lamp posts and trees downtown, as well as the Riverwalk, are decorated with banners, greens, wreaths, and lights by Parks and Recreation and DMI volunteers.

In the 2017 budget, Council authorized \$15,000 for the new decorations and Christmas fixtures in the downtown. Attached are catalogue cuts depicting similar Christmas fixtures of the ones needing to be replaced. The entire budget allotment could be spent on the replacement of the existing fixtures; however, the committee may want to consider other alternatives. One suggestion is the use of holiday banners in lieu of the Welcome to Milford banners, since the DMI is considering coordinating banner replacement in the near future. Additional suggestions for lighting include:

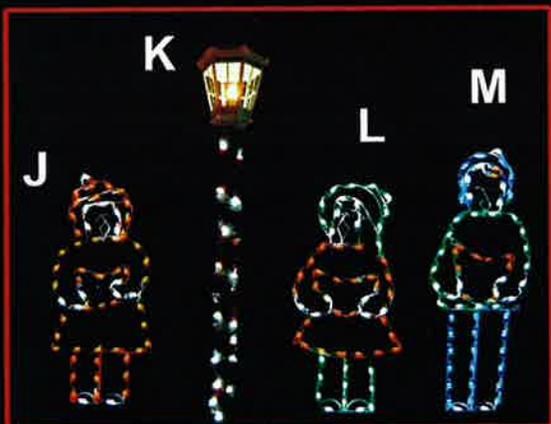
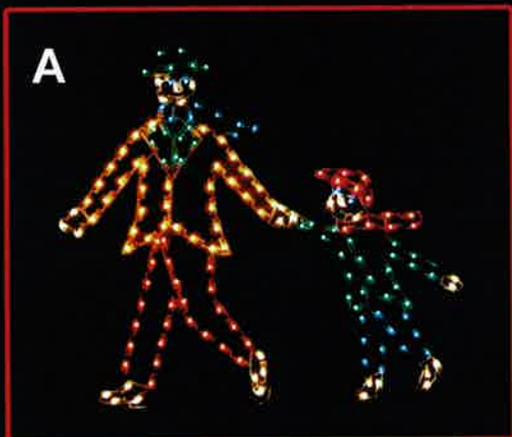
1. Replacing all tree lights using LED lighting (\$2000),
2. Installation of approximately 40 holiday banners, in lieu of Welcome to Milford banners (\$4000)

https://www.sierradisplay.com/sb_dynamic.asp?var=holidays&page=5,

3. Completing two additional trees at both city hall and the police station (\$1500),
4. Adding window LED window candles to city hall, finance, and police station windows (\$400),
5. Adding additional wreaths to street light poles downtown
6. Adding wreathes to police station, finance, customer service, and city hall doors (\$300).

	Option A	Option B	Option C
White LED Lighting for Trees	\$ 2,000	\$ 2,000	\$ 2,000
Banners	\$ 4,000	\$ 4,000	\$ 4,000
Two additional Lit Trees	\$ 1,500		
LED Window Candles	\$ 400		
Wreaths on City Buildings	\$ 300		
Wreaths for Downtown Streets	\$ 3,500	\$ 3,500	
1 - 2 new figures	\$ 3,300		
2 - 4 new figures		\$ 5,500	
4 - 6 new figures			\$ 9,000
	<hr/>	<hr/>	<hr/>
	\$ 15,000	\$ 15,000	\$ 15,000

Skaters & Carolers

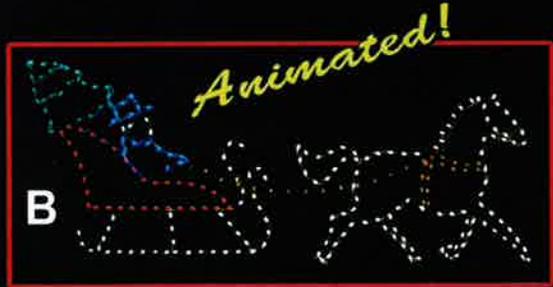


LETTER	PART NUMBER	ITEM DESCRIPTION	STD PRICE	LED PRICE
A	ISKMB	6.5' SILHOUETTE MAN with BOY SKATERS	\$ 525	\$ 825
B	ISK-2GIRLS	5' SILHOUETTE GIRL SKATERS	\$ 485	\$ 675
C	MWB	5' X 7' SILHOUETTE MAN with WOMAN ON BENCH	\$ 550	\$ 775
D	ISKCPL	6' SILHOUETTE SKATING COUPLE	\$ 500	\$ 775
E	ISKBOY	3' SILHOUETTE BOY FALLING SKATER	\$ 350	\$ 500
F	ISKGS	5' SILHOUETTE GIRL and SLED SKATER	\$ 640	\$ 900
G	ISKMAN	6.5' SILHOUETTE MAN SKATER	\$ 390	\$ 550
H	BPD	5' X 9' SILHOUETTE BOY PULLING DOG	\$ 550	\$ 795
I	BOS	3' X 6' SILHOUETTE BOY ON SLED	\$ 375	\$ 550
J	SG	5' SILHOUETTE SMALL GIRL CAROLER	\$ 290	\$ 415
K	LP	9' GARLAND LAMPOST with LANTERN	\$ 350	\$ 430
L	LG	5' SILHOUETTE LARGE GIRL CAROLER	\$ 350	\$ 455
M	LB	5.5' SILHOUETTE LARGE BOY CAROLER	\$ 350	\$ 470

Victorian



Animated!



Animated!



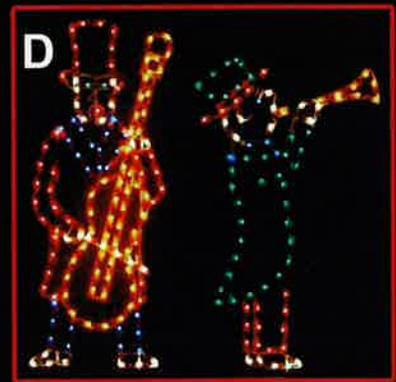
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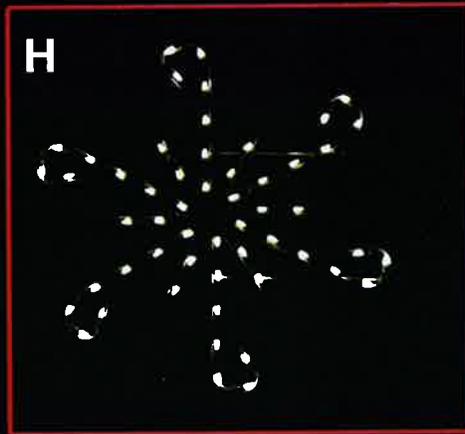
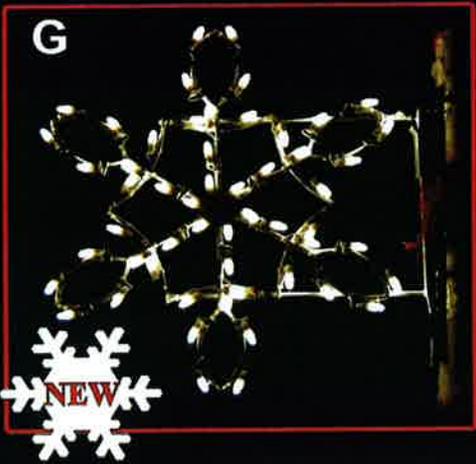
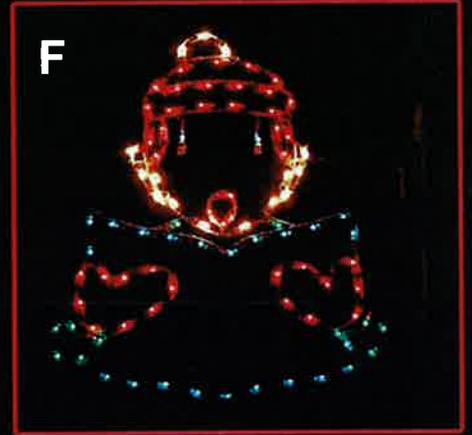
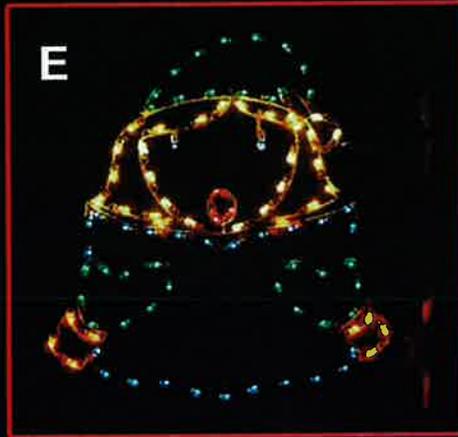
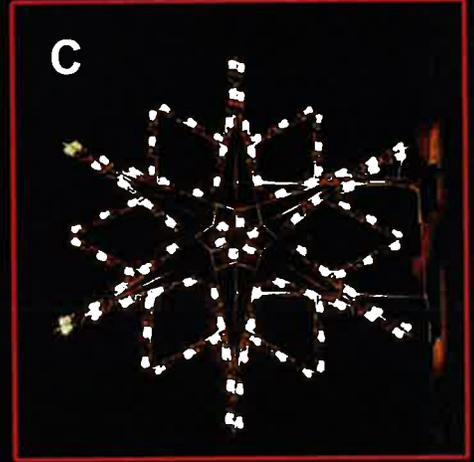
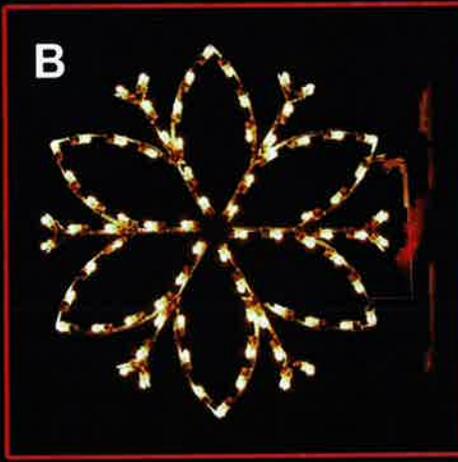
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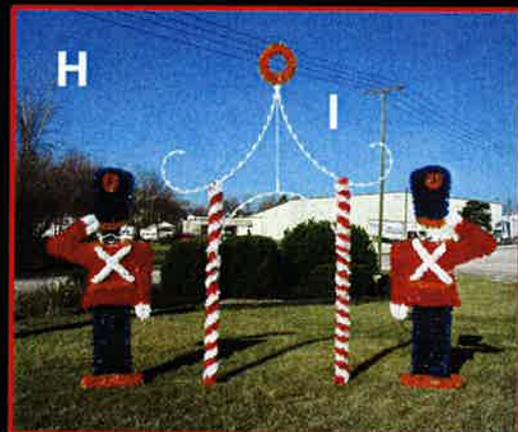
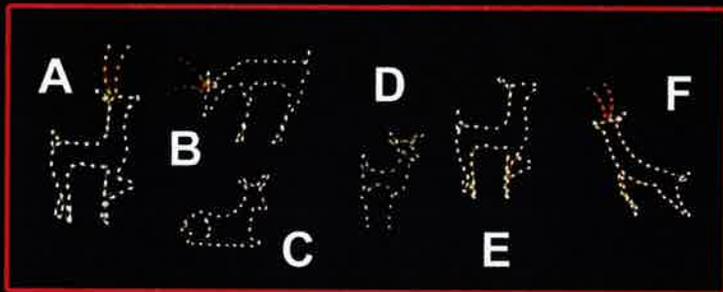


LETTER	PART NUMBER	ITEM DESCRIPTION	STD PRICE	LED PRICE
A	HS	5' X 18' SILHOUETTE HORSE and SLEIGH	\$ 875	\$ 1,325
	H SA	5' X 18' SILHOUETTE ANIMATED HORSE and SLEIGH	\$ 1,600	\$ 1,950
	H	5' X 8' SILHOUETTE HORSE ONLY	\$ 445	\$ 685
B	YTHS	5' X 16' SILHOUETTE YULETIDE HORSE and SLEIGH	\$ 950	\$ 1,850
C	YTLL	11' SILHOUETTE LAMP and 7' YULETIDE LAMPLIGHTER	\$ 925	\$ 1,275
D	YTMAN-BASS	7' SILHOUETTE YULETIDE MAN with BASS	\$ 475	\$ 690
	YTMAN-HORN	6.5' SILHOUETTE YULETIDE MAN with HORN	\$ 375	\$ 520
E	HB	7' X 14' SILHOUETTE HORSE and BUGGY	\$ 1,050	\$ 1,685
	HBA	7' X 14' SILHOUETTE ANIMATED HORSE and BUGGY	\$ 1,500	\$ 1,975
F	2HC	6' X 20' SILHOUETTE TWO HORSES and CARRIAGE	\$ 1,895	\$ 2,250
	2HCA	6' X 20' SILHOUETTE TWO ANIMATED HORSES and CARRIAGE	\$ 2,250	\$ 3,050
G	YTFIRE	7' SILHOUETTE YULETIDE FIREMAN	\$ 450	\$ 650
H	YTKISS	7' SILHOUETTE YULETIDE KISSING COUPLE	\$ 935	\$ 1,300
I	YTW	6' SILHOUETTE YULETIDE WOMAN	\$ 400	\$ 555
	YTB	5' SILHOUETTE YULETIDE BOY	\$ 365	\$ 525
	YTLP	7.5' SILHOUETTE YULETIDE LAMPPOST	\$ 315	\$ 470
	YTM	7' SILHOUETTE YULETIDE MAN	\$ 445	\$ 650
	YTG	5' SILHOUETTE YULETIDE GIRL	\$ 360	\$ 495
I	NOTES-A	4 SETS OF 2 NOTE CLUSTERS ANIMATED	\$ 1,300	\$ 1,425
J	YTCOP	7' SILHOUETTE YULETIDE POLICEMAN	\$ 450	\$ 680
K	YTW-UMBRELLA	7' SILHOUETTE YULETIDE WOMAN with UMBRELLA	\$ 450	\$ 650
L	YTM-CANE	7' SILHOUETTE MAN with CANE	\$ 395	\$ 600



LETTER	PART NUMBER	ITEM DESCRIPTION	STD PRICE	LED PRICE
A	PMSFSP5-DLX	5' SILHOUETTE SPARKLE DELUXE	\$ 365	\$ 515
B	PM4-PETAL-SF	4' SILHOUETTE PETAL SNOWFLAKE	\$ 320	\$ 445
C	PMDS-SF-DLX	5' SILHOUETTE DELUXE DESIGNER SERIES SNOWFLAKE	\$ 370	\$ 545
D	PM3SF-SCRL	3' SILHOUETTE SNOWFLAKE with SCROLL	\$ 475	\$ 620
E	PM5-G-CAROLER	5' SILHOUETTE GIRL CAROLER with BOOK	\$ 375	\$ 520
F	PM5-B-CAROLER	5' SILHOUETTE BOY CAROLER with BOOK	\$ 375	\$ 520
G	PM3-TD-DLX-SF	3' SILHOUETTE DELUXE TEARDROP SNOWFLAKE	\$ 235	\$ 320
H	PM4-CURLY-SF	4' SILHOUETTE CURLY SNOWFLAKE	\$ 240	\$ 325
I	PM5-BURST-SF	4' SILHOUETTE SIMPLE BURST SNOWFLAKE	\$ 195	\$ 285

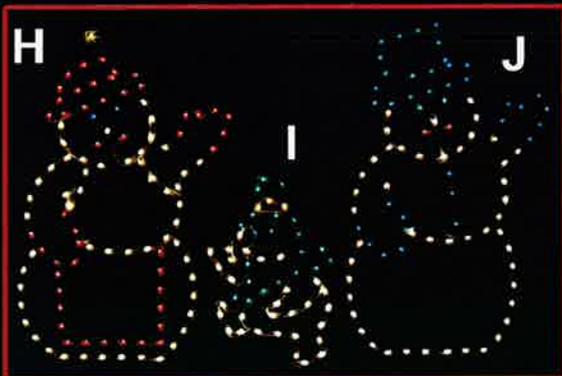
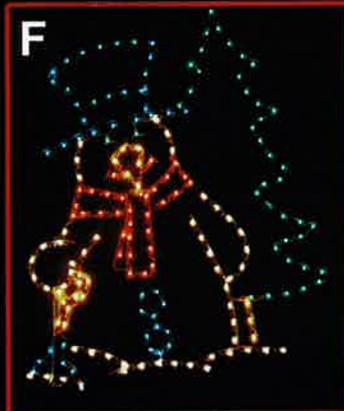
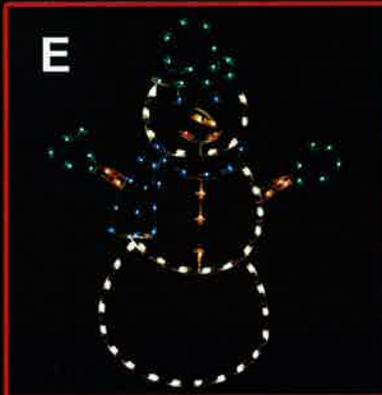
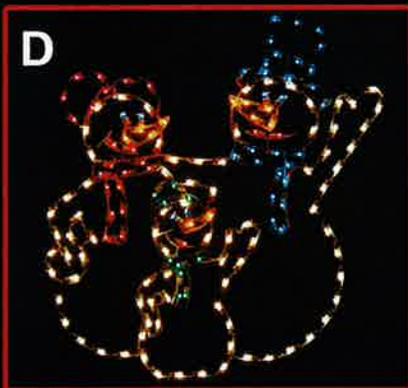
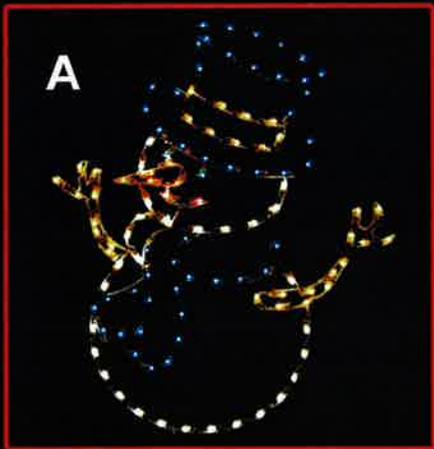
Old Favorites



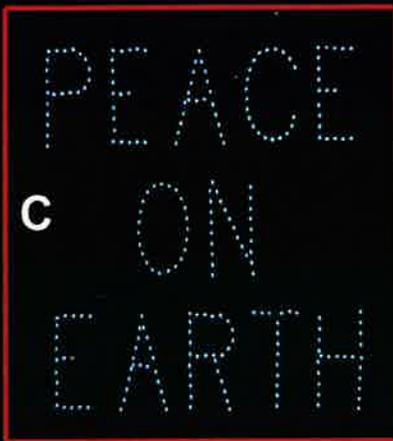
LETTER	PART NUMBER	ITEM DESCRIPTION	STD PRICE	LED PRICE
A	D-BUCK	6' X 3.5' SILHOUETTE STANDING BUCK	\$ 250	\$ 400
B	D-GRAZING	3' X 6.5' SILHOUETTE GRAZING DEER	\$ 250	\$ 375
C	D-LAYING	2.5' X 4' SILHOUETTE LAYING DEER	\$ 225	\$ 295
D	D-FAWN	3.5' X 2.5' SILHOUETTE STANDING FAWN	\$ 225	\$ 295
E	D-DOE	4.5' X 3.5' SILHOUETTE STANDING DOE	\$ 225	\$ 325
F	D-LEAPING	7' X 4' SILHOUETTE LEAPING DEER	\$ 325	\$ 375
G	SE	29' GARLAND SANTA EXPRESS	\$ 2,800	\$ 3,440
	SEA	29' ANIMATED GARLAND SANTA EXPRESS	\$ 3,300	\$ 4,040
H	8TS	7.5' GARLAND TOY SOLDIER (ONE)	\$ 550	\$ 675
I	13GH	13' GARLAND GUARD HOUSE	\$ 795	\$ 850
J	1CAROUSEL	7' SILHOUETTE SINGLE HORSE CAROUSEL	\$ 740	\$ 900
K	5CAROUSEL	FIVE HORSE CAROUSEL	\$ 3,700	\$ 5,100
	5CAROUSEL-A	ANIMATED FIVE HORSE CAROUSEL	\$ 4,400	\$ 5,800
L	8X14-SF-ARCH	8' X 14' SILHOUETTE SNOWFLAKE ARCH	\$ 1,800	\$ 2,450
M	20X10-ARCH	20' X 10' SILHOUETTE ARCH	\$ 475	\$ 575
N	13X12-SL-ARCH-CC	13' X 12' SIL. SANTALAND ARCH with CANES	\$ 2,700	\$ 3,700



Snow People



LETTER	PART NUMBER	ITEM DESCRIPTION	STD PRICE	LED PRICE
A	6SM-TH	6' SILHOUETTE SNOWMAN with TOP HAT	\$ 450	\$ 625
B	6SM-FIRE	6' SILHOUETTE SNOWMAN STANDING BY FIRE	\$ 495	\$ 895
C	KIDS-FROSTY-A	8' SILHOUETTE ANIMATED FROSTY and KIDS	\$ 1,890	\$ 2,365
D	6SM-CAROL	6' SILHOUETTE SNOWMAN CAROLERS	\$ 475	\$ 745
E	6SM-JOLLY	6' SILHOUETTE JOLLY SNOWMAN	\$ 450	\$ 595
F	8SMTREE	8' SILHOUETTE SNOWMAN with TREE	\$ 795	\$ 1,100
G	GM7SM	7' SILHOUETTE SNOWMAN with BROOM	\$ 400	\$ 550
H	7FSM	7' SILHOUETTE MRS. SNOWMAN	\$ 375	\$ 550
I	4BSM	4' SILHOUETTE BABY SNOWMAN	\$ 275	\$ 375
J	7MSM	7' SILHOUETTE MR. SNOWMAN	\$ 375	\$ 550
K	5SM-BEAR	5' SILHOUETTE SNOWMAN AND BEAR	\$ 450	\$ 665
L	5SNO-COUPLE	5' SILHOUETTE SNOW COUPLE	\$ 415	\$ 620
M	7SM-SKT	7' SILHOUETTE SNOWMAN on SKATES	\$ 375	\$ 555
N	5SM-KID-SLED	5' SILHOUETTE SNOWKID on SLED	\$ 475	\$ 675



LETTER	PART NUMBER	ITEM DESCRIPTION	STD PRICE	LED PRICE
A	4HH-LED-RL	3 FT 9 INCH HAPPY HOLIDAYS ROPE LIGHT & LED	N/A	\$ 3,495
B	FN3	3' GARLAND FELIZ NAVIDAD SIGN	\$ 1,250	\$ 1,650
C	POE3-SIL	3' SILHOUETTE PEACE ON EARTH SIGN	\$ 1,200	\$ 1,600
D	MC3	3' GARLAND MERRY CHRISTMAS SIGN	\$ 1,500	\$ 1,950
E	SG3	3' GARLAND SEASONS GREETINGS SIGN	\$ 1,850	\$ 2,700
F	HH3	3' GARLAND HAPPY HOLIDAYS SIGN	\$ 1,500	\$ 1,950
G	HH3-SRP	3' SILHOUETTE HAPPY HOLIDAYS SCRIPT SIGN	\$ 1,200	\$ 1,800



YOUR ONE-STOP LIGHTING SHOP

Professional Series

Offer good through 11/11/16

Lighting



**CONTRACTOR PACK
BUY IN BULK**



\$19⁹⁸ each

GE 100-Count Mini LED Warm White Christmas String Lights #394521

SAVE 10%
EACH WHEN YOU BUY
6 OR MORE
\$17⁹⁸



\$19⁹⁸ each

GE 100-Count Mini LED Warm White Christmas Net Lights #394535

SAVE 10%
EACH WHEN YOU BUY
6 OR MORE
\$17⁹⁸



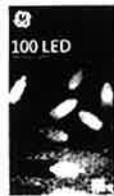
**CONTRACTOR PACK
BUY IN BULK**



\$18⁹⁸ each

GE Pro-Line® 150-Count Mini White Christmas Icicle Lights #391033

SAVE 10%
EACH WHEN YOU BUY
6 OR MORE
\$17⁰⁸



\$19⁹⁸ each

GE 100-Count Mini LED Multicolor Christmas String Lights #394528

SAVE 10%
EACH WHEN YOU BUY
6 OR MORE
\$17⁹⁸



\$19⁹⁸ each

GE 50-Count C9 LED Multicolor Christmas String Lights #394496

SAVE 10%
EACH WHEN YOU BUY
6 OR MORE
\$17⁹⁸



\$18⁹⁸ each

GE Pro-Line® 150-Count Mini White Christmas Net Lights #477619

SAVE 10%
EACH WHEN YOU BUY
6 OR MORE
\$17⁰⁸



\$19⁹⁸ each

GE 100-Count Mini LED Warm White Christmas Icicle Lights #394532

SAVE 10%
EACH WHEN YOU BUY
6 OR MORE
\$17⁹⁸



\$19⁹⁸ each

GE 50-Count C9 LED Warm White Christmas String Lights #394497

SAVE 10%
EACH WHEN YOU BUY
6 OR MORE
\$17⁹⁸



\$29⁹⁸ each

GE Pro-Line® 300-Count Mini Multicolor Christmas String Lights #494504

SAVE 10%
EACH WHEN YOU BUY
6 OR MORE
\$26⁹⁸



\$19⁹⁸ each

GE 100-Count C5 LED Warm White Christmas String Lights #394523

SAVE 10%
EACH WHEN YOU BUY
6 OR MORE
\$17⁹⁸



\$19⁹⁸ each

GE 100-Count C5 LED Multicolor Christmas String Lights #394530

SAVE 10%
EACH WHEN YOU BUY
6 OR MORE
\$17⁹⁸



\$29⁹⁸ each

GE Pro-Line® 300-Count Mini White Christmas String Lights #477617

SAVE 10%
EACH WHEN YOU BUY
6 OR MORE
\$26⁹⁸

We have purchased additional inventory for these items for the upcoming season. This additional inventory is for committed bulk/contractor buys. All requests for inventory should be sent to the Inventory Fulfillment Specialist, Karen Nichols, at Karen.R.Nichols@Lowe.com or 336-658-3579.

Lighting

HOLIDAY LIVING

CONTRACTOR PACK BUY IN BULK



Holiday Living
100-Count Mini Red
Christmas String
Lights #106622

SAVE 15%
EACH WHEN YOU BUY
5 OR MORE
\$254

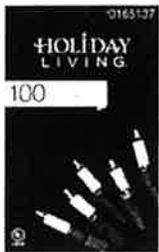
\$299 each



Holiday Living
100-Count Mini Gold
Christmas String
Lights #106666

SAVE 15%
EACH WHEN YOU BUY
5 OR MORE
\$254

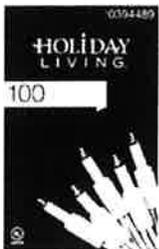
\$299 each



Holiday Living
100-Count Mini White
Christmas String
Lights #165137

SAVE 15%
EACH WHEN YOU BUY
5 OR MORE
\$254

\$299 each



Holiday Living
100-Count Mini White
Christmas String
Lights with White Wire
#394489

SAVE 15%
EACH WHEN YOU BUY
5 OR MORE
\$254

\$299 each



Holiday Living
100-Count Mini Green
Christmas String
Lights #106664

SAVE 15%
EACH WHEN YOU BUY
5 OR MORE
\$254

\$299 each



Holiday Living
100-Count Mini Blue
Christmas String
Lights #106667

SAVE 15%
EACH WHEN YOU BUY
5 OR MORE
\$254

\$299 each



Holiday Living
100-Count Mini
Multicolor Christmas
String Lights #165142

SAVE 15%
EACH WHEN YOU BUY
5 OR MORE
\$254

\$299 each

Accessories

CONTRACTOR PACK BUY IN BULK



Commercial
Christmas Hardware
50-Pack Light Clips for
Gutters and Shingles
#394547

SAVE 10%
EACH WHEN YOU BUY
6 OR MORE
\$538

\$598 each



Commercial
Christmas Hardware
75-Pack 2-Direction
Light Clips for Gutters
and Shingles
#394545

SAVE 10%
EACH WHEN YOU BUY
6 OR MORE
\$403

\$448 each



Adams Mfg Corp
100-Pack Light Clips
for Gutters and
Shingles #165618

SAVE 10%
EACH WHEN YOU BUY
6 OR MORE
\$223

\$248 each



Holiday Living
100-Pack All-Purpose
Light Clips for Gutters
and Shingles #132029

SAVE 10%
EACH WHEN YOU BUY
6 OR MORE
\$448

\$498 each

QTY	ITEM #	ITEM DESCRIPTION	VEND PART #	PRICE
5	106622	HL 100-CT MINI LIGHT SET - RED	W11A0735	12.70
5	106664	HL 100-CT MINI LIGHT SET - GRE	W11A0737	12.70
5	106666	HL 100-CT MINI LIGHT SET - GOL	W11A0738	12.70
5	106667	HL 100-CT MINI LIGHT SET - BLU	W11A0739	12.70
5	165137	HL 100-CT MINI LIGHT SET - CL	W11A0740	12.70
5	165142	HL 100-CT MINI LIGHT SET - MUL	W11A0741	12.70
5	394489	HL 100-CT CLEAR WHITE LIGHTS W	W11A0742	12.70
6	394547	50-CT COMM ALL APPLICATION CLI	0701050110	32.28
6	394545	75-CT COMM FLIP CLIPS	1300050910	24.18
6	165618	HL 100-CT MIGHTY LITE CLIPS	5150-99-2930	13.38
6	132029	HL 100-CT LIGHT HOLDERS	9040-99-2930	26.88

TOTAL FOR ITEMS	185.62
FREIGHT CHARGES	0.00
DELIVERY CHARGES	0.00
TAX AMOUNT	0.00
TOTAL ESTIMATE	185.62

This Quote is valid until 11/03/16.

MANAGER SIGNATURE

DATE

THIS ESTIMATE IS NOT VALID WITHOUT MANAGER'S SIGNATURE.
THIS IS AN ESTIMATE ONLY. DELIVERY OF ALL MATERIALS CONTAINED IN THIS
ESTIMATE ARE SUBJECT TO AVAILABILITY FROM THE MANUFACTURER OR SUPPLIER.
QUANTITY, EXTENSION, OR ADDITION ERRORS SUBJECT TO CORRECTION. CREDIT
TERMS SUBJECT TO APPROVAL BY LOWES CREDIT DEPARTMENT.

LOWES IS A SUPPLIER OF MATERIALS ONLY. LOWES DOES NOT ENGAGE IN THE PRACTICE
OF ENGINEERING, ARCHITECTURE, OR GENERAL CONTRACTING. LOWES DOES NOT ASSUME
ANY RESPONSIBILITY FOR DESIGN, ENGINEERING, OR CONSTRUCTION; FOR THE
SELECTION OR CHOICE OF MATERIALS FOR A GENERAL OR SPECIFIC USE; FOR
QUANTITIES OR SIZING OF MATERIALS; FOR THE USE OR INSTALLATION OF MATERIALS;
OR FOR COMPLIANCE WITH ANY BUILDING CODE OR STANDARD OF WORKMANSHIP.

QTY	ITEM #	ITEM DESCRIPTION	VEND PART #	PRICE
6	394521	GE-ES 100-CT LED 7MM WARM WHIT	97416LO	107.88
6	394535	GE-ES 100-CT LED NET WARM WHIT	97452LO	107.88
6	394528	GE-ES 100-CT LED 7MM MULTI	97415LO	107.88
6	394496	GE-ES 50-CT LED C9 MULTI	97715LO	107.88
6	394532	GE-ES 100-CT LED ICICLE WM WHI	97432LO	107.88
6	394497	GE-ES 50-CT LED C9 WARM WHITE	97712LO	107.88
6	394523	GE-ES 100-CT LED C5 WARM WHITE	97576LO	107.88
6	394530	GE-ES 100-CT LED C5 MULTI	97575LO	107.88
6	391033	GE 150-CT PROLINE ICICLE CLEAR	80616LO	102.48
6	477619	GE 150-CT PROLINE NET CLEAR	81246LO	102.48
6	494504	GE 300-CT PROLINE MINI REEL MU	80275LO	161.88
6	477617	GE 300-CT PROLINE MINI REEL CL	80276LO	161.88

TOTAL FOR ITEMS	1391.76
FREIGHT CHARGES	0.00
DELIVERY CHARGES	0.00
TAX AMOUNT	0.00
TOTAL ESTIMATE	1391.76

This Quote is valid until 11/03/16.

MANAGER SIGNATURE

DATE

THIS ESTIMATE IS NOT VALID WITHOUT MANAGER'S SIGNATURE.
THIS IS AN ESTIMATE ONLY. DELIVERY OF ALL MATERIALS CONTAINED IN THIS
ESTIMATE ARE SUBJECT TO AVAILABILITY FROM THE MANUFACTURER OR SUPPLIER.
QUANTITY, EXTENSION, OR ADDITION ERRORS SUBJECT TO CORRECTION. CREDIT
TERMS SUBJECT TO APPROVAL BY LOWES CREDIT DEPARTMENT.

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OR FOR COMPLIANCE WITH ANY BUILDING CODE OR STANDARD OF WORKMANSHIP.