

AGENDA
REGULAR MEETING OF THE MAYOR AND COUNCIL
January 14, 2025
SEAFORD CITY HALL - 414 HIGH STREET

The meeting will be streamed via live feed.

To view a live meeting visit one of the links below:

- On our website: www.seafordde.com/meetinglivefeed
- On Facebook: www.Facebook.com/cityofseaford
- On YouTube:
<http://www.youtube.com/c/CityofSeafordDe19973>

To view this meeting agenda and supporting documentation visit our website:

www.seafordde.com/government/mayor_council/council_agendas_minutes

Comments and questions may be emailed to:

Councilinfo@seafordde.com

7:00 P.M. Mayor MacCoy calls the Regular Meeting to order.
Invocation
Pledge of Allegiance to the Flag of the United States of America.
Changes to the agenda for this meeting.
Approval of the minutes of the regular meeting on December 10, 2024.

Mayor MacCoy to introduce Kristen Gordy who was recently hired as a Customer Service Representative in the Administration Department.

ALL ITEMS ON THIS AGENDA MAY OR MAY NOT BE VOTED ON.

PUBLIC COMMENT:

1.

CORRESPONDENCE:

1.

NEW BUSINESS:

1. Present for approval a request from Insight Land Company, LLC (Insight) to sell lots 1 through 5 of Hoopers Landing (TMP# 531-13.00-1.02, 1.03, 1.04, 1.05 and 1.06) to D.R. Horton, who has agreed to adhere to all the stipulations of the Agreement of Sale between the City of Seaford and Insight.

AGENDA

REGULAR MEETING OF THE MAYOR AND COUNCIL

January 14, 2025

2. Present for approval a Delaware Water Pollution Control Revolving Fund Binding Commitment Offer for City of Seaford - Martin Farms Sewer Relocation Phase I Project and permit the City Manager to execute all necessary loan closing documents.
3. Present for approval a proposal to coat the existing membrane roof of the Seaford Volunteer Fire Department ambulance bay area as an unbudgeted expenditure.
4. Present for consideration proposed edits to the Seaford Zoning Ordinance, Chapter 15 of the Municipal Code, Uses by Right and the Area and Bulk Requirements of the R-3 High Density Residential District requirements.
5. Bids - Demolition.
6. Bids - Used Bucket Truck.

OLD BUSINESS:

- 1.

REMINDER OF MEETINGS & SETTING NEW MEETINGS:

1. City Hall and Utility Divisions will be closed on Monday, January 20th, 2025, in observance of the Martin Luther King Jr. Holiday.

CITY OF SEAFORD

Municipal Election – Saturday April 19, 2025

The City of Seaford Municipal Election will be held on Saturday, April 19, 2025, in the City Council Chambers, City Hall, 414 High Street, between the hours of 7:00 a.m. E.S.T. and 3:00 p.m. E.S.T.

One (1) Council Member will be elected for a (3) year term.

AGENDA

REGULAR MEETING OF THE MAYOR AND COUNCIL

January 14, 2025

All candidates must have filed by 4:00 p.m., E.S.T., Friday, February 28, 2025. Registration can be completed at City Hall, 414 High Street, Seaford, DE. Registration hours are Monday through Friday, 7 a.m. until 4:00 p.m. or by appointment if you cannot register during these normal business hours. Any candidate who withdraws his/her name must do so in writing. Any candidate who withdraws his/her name after 4:00 p.m., E.S.T., February 28, 2025, will still appear on the official ballot for election.

To be eligible to vote, anyone eighteen (18) years of age or older who is a bona fide City of Seaford resident and US Citizen **must have been registered at the State of Delaware Department of Elections by 4:00 p.m., E.S.T. on Friday March 28, 2025.**

Nonresident property owners must be owner of record for a period of six (6) months immediately preceding the date of the Annual Municipal Election (October 19, 2024) and shall have one vote **provided he or she is registered in the “Books of Registered Voters” maintained at the City Hall by 4:00 p.m. E.S.T. on Friday, March 28, 2025. Registration hours are Monday through Friday, 7 a.m. until 4 p.m., or by appointment if you cannot register during these normal business hours.**

All voters will need to show proof of residency which may be a State of Delaware driver’s license, a State of Delaware identification card, a federal or state tax return with address, a City of Seaford utility bill or real estate property tax bill, or other acceptable proof of residency or ownership.

LIAISON REPORTS:

1. Public Works & WWTF – Councilwoman Stephanie Grassett
2. Police & Fire – Councilman Dan Henderson
3. Administration – Councilman Orlando Holland
4. Electric – Councilman Mike Bradley
5. Code, Parks and Recreation – Councilman Alan Quillen

Mayor MacCoy solicits a motion to adjourn the regular Council meeting.

NOTE: Agenda shall be subject to change to include or delete additional items (including executive session) which arise at the time of the meeting. (29 Del. C. S1004 (e) (3))



Cell: 302-245-3828

Office: 302-337-0400

Email: acampanelli@insightde.com

16255 Sussex Hwy Bridgeville, DE 19933

December 30, 2024

VIA FEDEX & E-MAIL

ATTN: Mr. Charles Anderson
City of Seaford
P.O. Box 1100
414 High Street
Seaford, DE 19973
canderson@seafordde.com

NR# 1
1/14/25

RE: Construction of Residences on Hooper's Landing Lots

Dear Mr. Anderson,

I am writing to you today on behalf of Insight Land Company, LLC ("Insight") concerning lots 1 through 5 of Hoopers Landing, as shown on that certain plat titled "Subdivision of Lands of City of Seaford," prepared by Miller Lewis, Inc., dated February 4, 2022, and recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware, in Plat Book 364, page 98, and being identified on the tax records of Sussex County, Delaware as Tax Parcel Numbers 531-13.00-1.02, 531-13.00-1.03, 531-13.00-1.04, 531-13.00-1.05, and 531-13.00-1.06 (the "Lots"). As you know, Insight is the sole owner of the Lots and is in the process of completing all necessary site work required to construct single-family residences on the Lots. Upon completion of the site work, Insight will be selling the finished Lots to D.R. Horton, who will be constructing and selling single-family residences on the Lots.

D.R. Horton has agreed to adhere to the conditions stipulated to in the Agreement of Sale between Insight and the City of Seaford, which include: (i) no further subdivision of the Lots; (ii) no more than one (1) single-family homes will be constructed on the Lots; (iii) the minimum square footage of any homes placed on the Lots will be 1,800; and (iv) a minimum of one single car attached garage will be included on each home constructed on the Lot. D.R. Horton will be constructing homes from its "Tradition Series," which offers a higher quality of finishes and elevations than those it constructed in the Merefield Subdivision. The specifications and elevations of the homes in the Tradition Series are enclosed herein. Should you have any further questions, please do not hesitate to contact me.

Regards,

A handwritten signature in blue ink, appearing to read "M. Andrew Campanelli", is written over a horizontal line.

M. Andrew Campanelli, Esq.
General Counsel, Insight Homes, Inc.

Ellerbe

5 bed | 3.5 bath | 2 car | 2 story | 2,814 sq ft



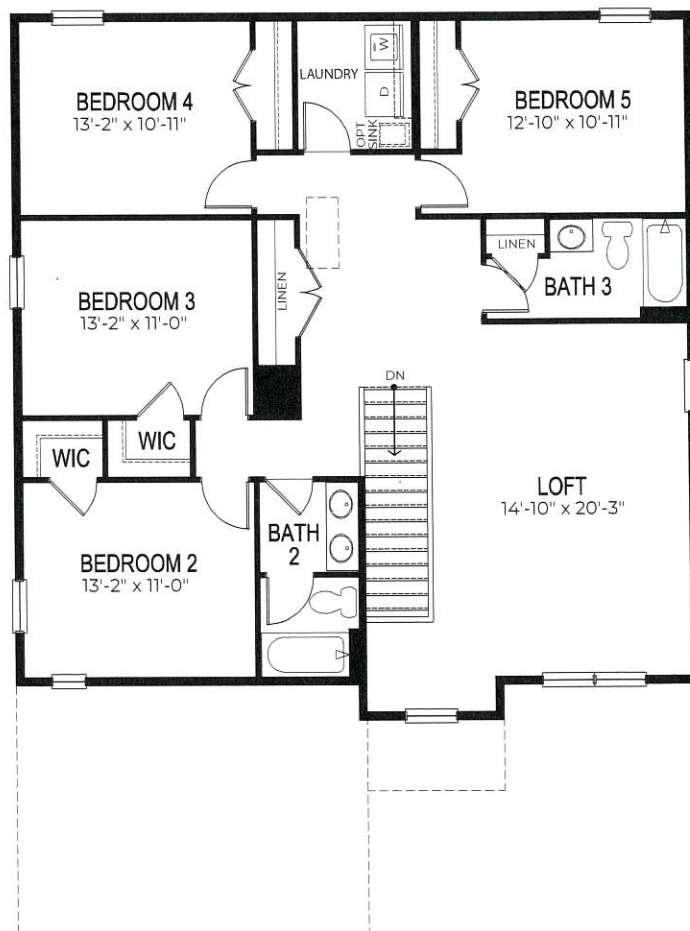
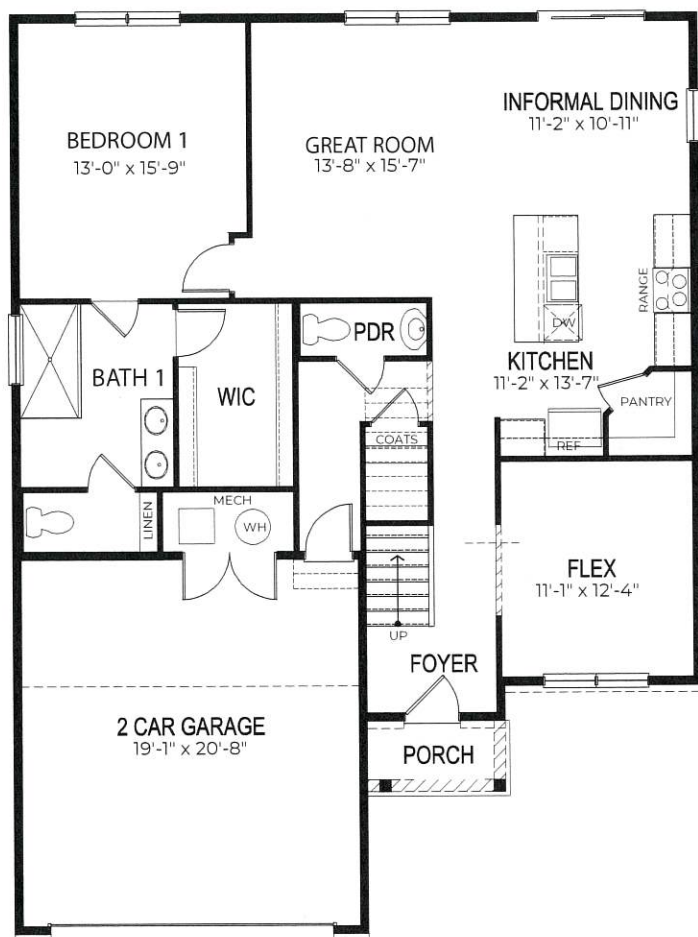
Elevation A3



Elevation B1



Elevation C3



Galveston

3 bed | 2 bath | 2 car | 1 story | 2,070 sq ft



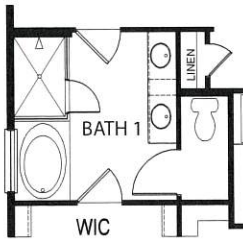
Elevation A



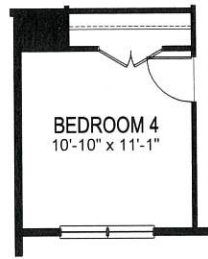
Elevation D



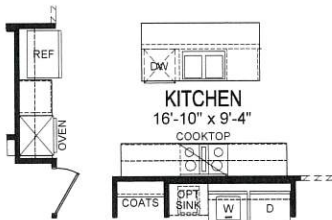
Elevation E



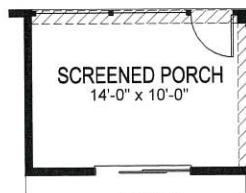
Opt Alt BATH 1



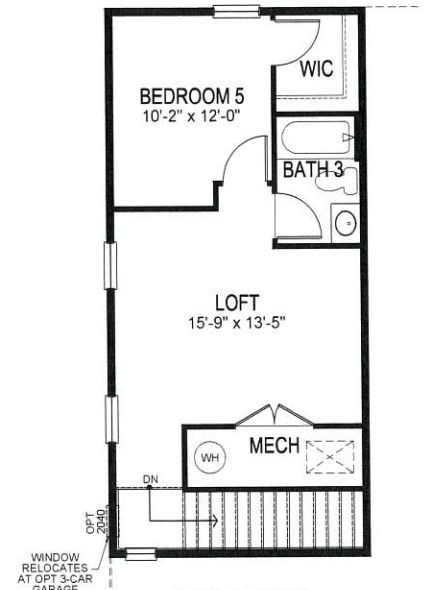
Opt Bedroom 4



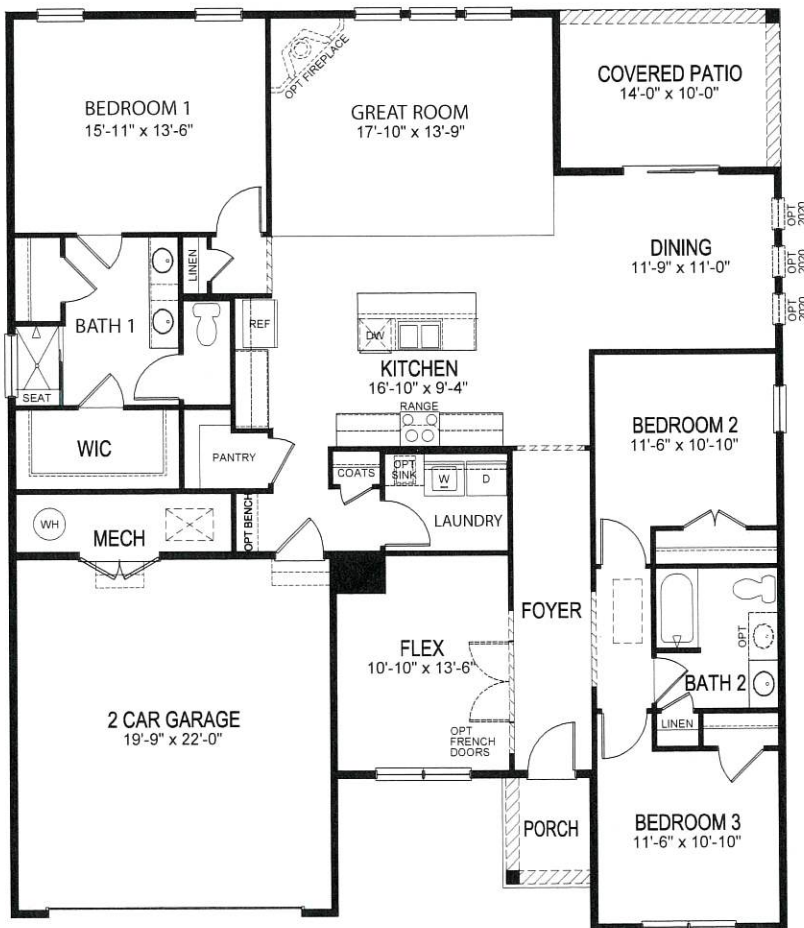
Opt Gourmet Kitchen



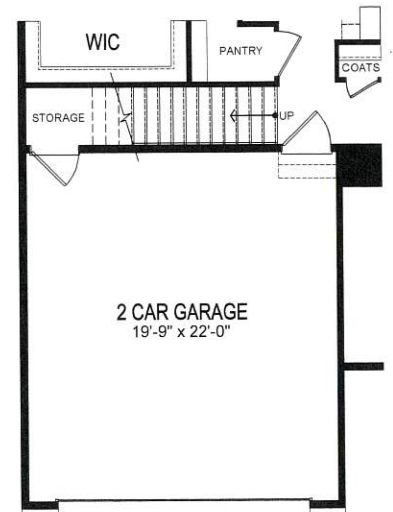
DINING
Opt Screened Porch



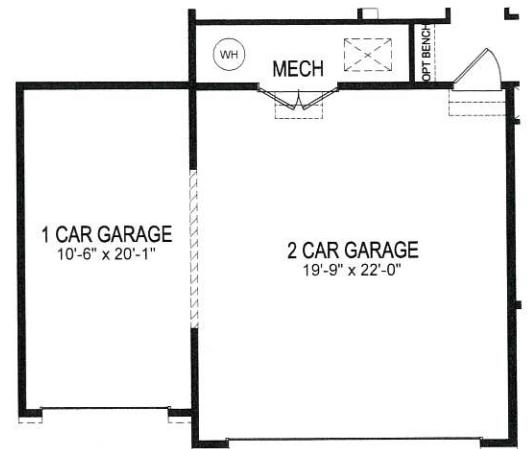
Opt Second Floor



FIRST FLOOR



Garage at Opt Second Floor



Opt 3rd Car Garage

Wheaton

3 bed | 3.5 bath | 3 car | 1 story | 2,571 sq ft



Elevation A3



Elevation B3



Elevation J3

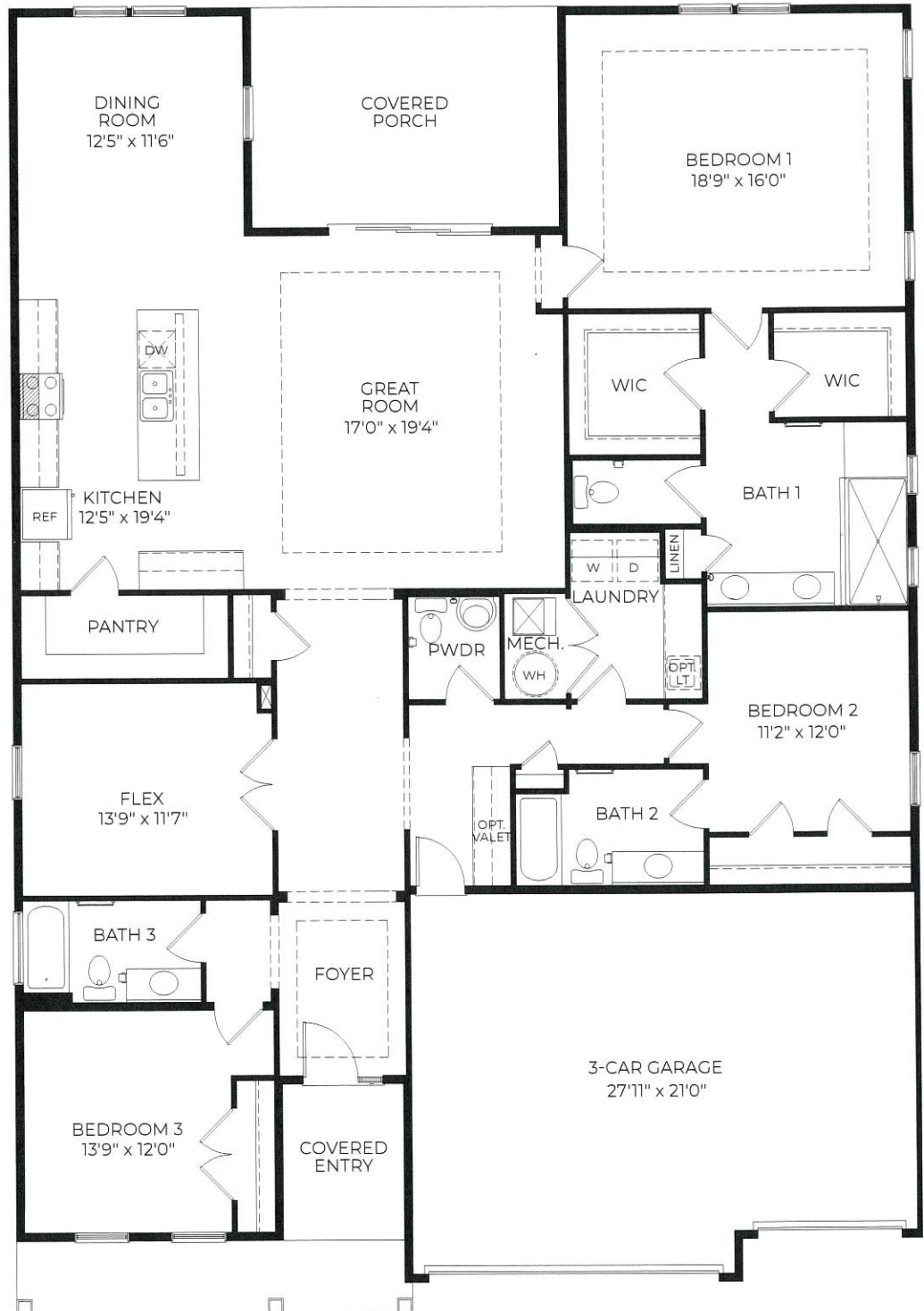


Elevation K3

D.R. Horton is an Equal Housing Opportunity Builder. Home and community information, including pricing, included features, terms, availability and amenities, are subject to change and prior sale at any time without notice or obligation. Pictures, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Elevations and exterior materials may vary. Square footage dimensions are approximate.



OPT. BEDROOM 4



Hanover

4 bed | 2.5 bath | 2 car | 2 story | 2,804 sq ft



Elevation B



Elevation J

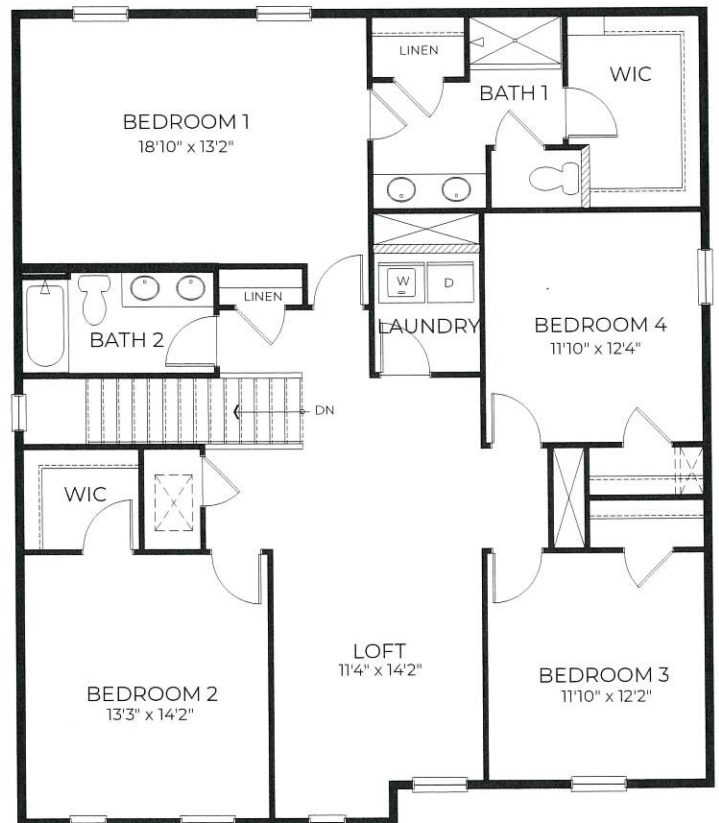


Elevation K

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FIRST FLOOR



SECOND FLOOR

Destin

3 bed | 3 bath | 3 car | 1 story | 2,309 sq ft

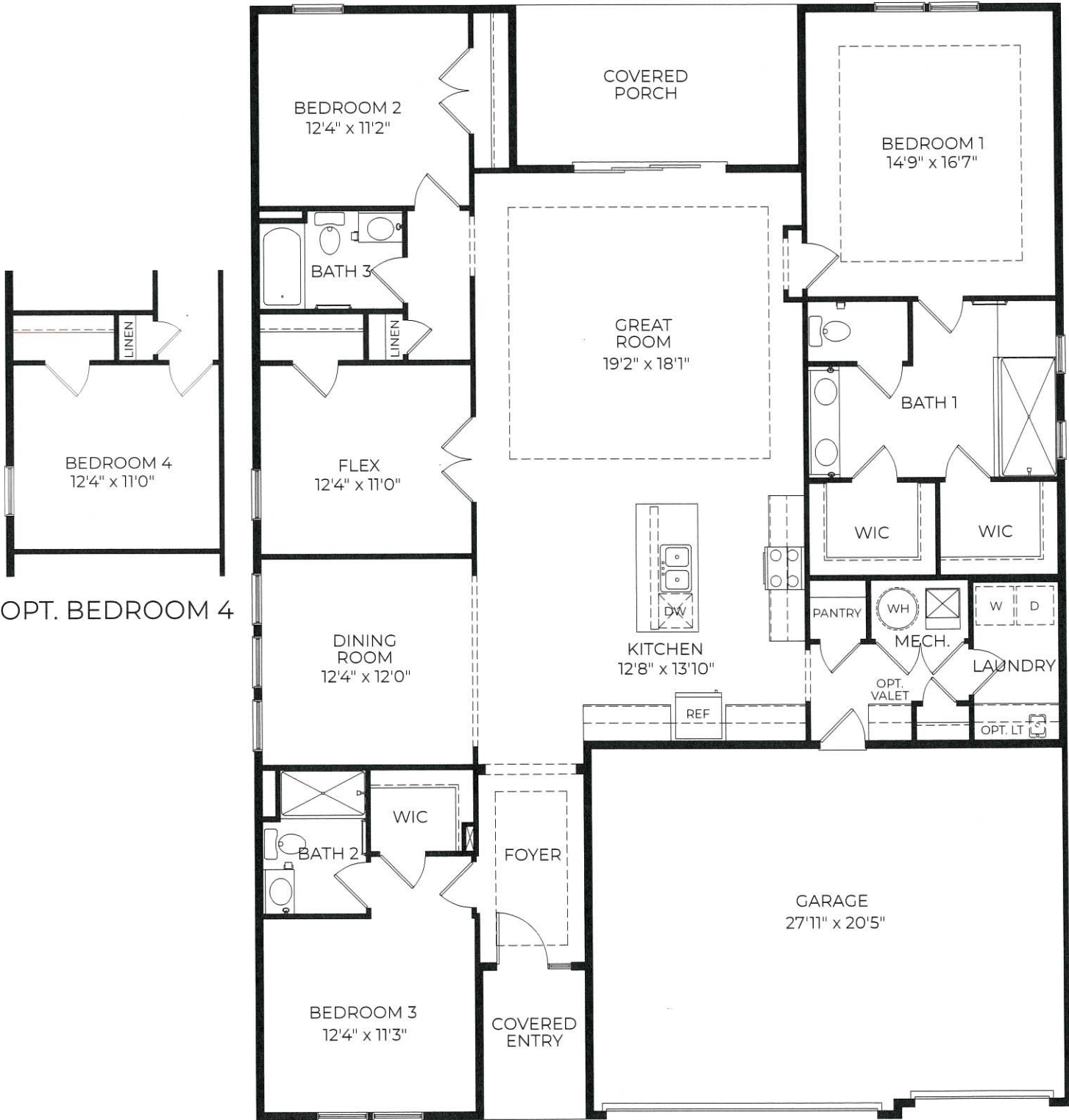


Elevation A3



Elevation B3

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STATE OF DELAWARE
**DEPARTMENT OF NATURAL RESOURCES AND
ENVIRONMENTAL CONTROL**

OFFICE OF THE SECRETARY
ENTERPRISE BUSINESS PARK
97 COMMERCE WAY, SUITE 106
DOVER, DELAWARE 19904

ENVIRONMENTAL
FINANCE

PHONE: (302) 739-9941

FAX: (302) 739-2137

December 16, 2024

Mr. Charles D. Anderson
City Manager
City of Seaford
PO Box 1100
Seaford, DE 19973

RE: Delaware Water Pollution Control Revolving Fund Binding Commitment Offer for City of Seaford – Martin Farms Sewer Relocation Phase 1 Project

Dear Mr. Anderson:

On behalf of the Delaware Water Pollution Control Revolving Fund (“Fund”), the Delaware Department of Natural Resources and Environmental Control (“Department”) is pleased to advise you that a Loan (“Loan”) has been authorized from the Fund to the City of Seaford (“the City”) in the amount of **\$1,535,000** for a term of **twenty (20) years**. The Loan will be used to finance the relocation of gravity sewer mains from the backyards of private residences to existing streets, at the Martin Farms residential neighborhood. The gravity sewer is being relocated to existing streets to make it easy for the department of public works to access for future maintenance. The project area is located south of Route 20 (Stein Highway) and north of West Locust Street, between Sussex Avenue (to the west) and North Willey Street (to the east). The project has two phases. Phase 1, for which this financing is being requested, will install approximately 1,750 linear feet of 12-inch gravity sewer main (along West Locust Street and Rodney Street), 185 linear feet of 10-inch gravity sewer main (along West Locust Street), seven (7) manholes, and 36 new laterals.

The loan interest rate shall be **2%**. During the disbursement period, the loan interest rate shall be 0%. After the Project has been completed, the loan will require principal and interest payments paid semi-annually in an amount sufficient to amortize the outstanding balance over twenty years.

It is understood that a General Obligation Bond of the City will secure the Loan. All legal costs, incurred by the Fund, associated with loan closing shall be borne by the City and will become a part of loan proceeds.

NR# 2
1/14/25

The Fund reserves the right to withdraw or alter the terms of this commitment if, between the date of the City's loan application and the date of the closing, the City incurs any debt or its financial condition changes in any way deemed material by the Fund at its sole discretion. Loan closing and the disbursement of funds shall remain subject to the satisfaction of any conditions established by the Fund.

The City shall comply in all respects with all applicable Fund requirements and reporting, federal laws, regulations, and other requirements related to or arising out of, or in connection with funding by the Fund. The City shall also comply in all respects with the Federal Single Audit Act, 2 CFR 200 Subpart F, (formerly OMB Circular A-133) as a sub-recipient of Federal funds. The Catalog of Federal Domestic Assistance ("CFDA") number for the Fund is 66.458. Where noncompliance of such requirements is determined by the Fund or the Department, the issue shall be referred to the proper federal authority and/or agency for consultation and/or enforcement action.

If you have any questions concerning the foregoing, please contact this office at 302-739-9941. If you concur with the terms and conditions stated above, please acknowledge your acceptance by signing below and returning the original to this office no later than January 16, 2025.

If Loan closing shall not have occurred within 120 days of receipt of this letter, the Fund reserves the right to discontinue processing the City's application.

Sincerely,
FOR THE DELAWARE WATER POLLUTION CONTROL
REVOLVING FUND

Laura Robbins

Laura Robbins
Chief of Administration
Environmental Finance
DNREC- Office of the Secretary

The foregoing terms and conditions are hereby acknowledged and accepted this ____ day of _____, _____.

By: _____
Charles D. Anderson
City Manager, City of Seaford

(CITY SEAL)

cc: Davison Mwale, DNREC EF



302-349-5174 delmarvaroofting.com
Greenwood, DE

**Delmarva Roofing & Coating,
Inc.**
12982 Mennonite School Road
Greenwood, DE 19950
Phone: 302-349-5174

Fax: 302-349-0970

Company Representative
Mike Johnson
Phone: (302) 349-5174
mike@delmarvaroofting.com

Seaford Fire Company

12/23/2024

NB# 3
1/14/25

Seaford Fire Co.
302 East King Street
Seaford, DE 19973
(302) 381-4576

Coating Section

SCOPE OF WORK

1. CLEAN AND PREPARE EXISTING MEMBRANE FOR COATING SYSTEM ON APPROX 5000 SQ FT. CLEAN WITH WAC II CLEANER AND PRESSURE WASHING. BUILDING OWNER TO PROVIDE AN ADEQUATE WATER SOURCE. RINSE WATER WILL FOLLOW NORMAL RAINFALL ROUTES.
2. INSTALL CONKLIN'S PRIMER, TACK COAT, OVER ENTIRE ROOF SURFACE TO BE COATED. TACK COAT BE INSTALLED AT A COVERAGE RATE OF AT LEAST 400 SQ FT/GALLON. CARE WILL BE TAKEN TO CONTROL OVERSPRAY.
3. ADDITIONAL FASTENERS MAY BE INSTALLED IN THE PERIMETER AND MAIN AREA AS NEEDED TO INCREASE WIND UPLIFT, AND IN ADDITION SECURING AREA(S) WHERE CURRENT MEMBRANE HAS DETACHED OVER TIME.
4. ALL SEAMS, PATCHES AND PROTRUSIONS WILL BE FLASHED WITH SPUNFLEX FABRIC AND BASE COAT. BASE COAT WILL BE APPLIED AT A RATE OF 2.5 GAL/SQ
5. PUMA XL TOP COAT WILL BE INSTALLED OVER ENTIRE ROOF AREA. TOP COAT WILL BE APPLIED AT A RATE OF AT LEAST 2 GAL/SQ, GIVING COVERAGE THICKNESS OF AT LEAST 12 DRY MILS. CARE WILL BE TAKEN TO CONTROL OVERSPRAY.

WARRANTY

A TEN YEAR WARRANTY IS INCLUDED IN THIS PROPOSAL FROM DELMARVA ROOFING & COATING INC. WARRANTY COVERS 100% OF LABOR AND 100% OF MATERIAL FOR THE ENTIRE WARRANTY PERIOD.

EXCLUSIONS

PERMIT COST WILL BE ADDED TO THE FINAL INVOICE IF REQUIRED

PROJECT PRICE/COST

TOTAL BASE PRICE- \$25,000.00

TERMS

PERMITS WILL BE OBTAINED BY DELMARVA ROOFING IF REQUIRED, ALL PERMIT FEES WILL BE ADDED TO THE FINAL INVOICE.

THE ABOVE PROPOSAL IS VALID FOR (30) DAYS. TO ACTIVATE THE ABOVE PROPOSAL SIGN, DATE, AND RETURN. A 25% DEPOSIT IS REQUIRED PRIOR TO THE START DATE.

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED ABOVE. ALL WORK TO BE COMPLETED IN A PROFESSIONAL MANNER ACCORDING TO STANDARD PRACTICES. ANY ALTERATION OR DEVIATION FROM THE ABOVE SPECIFICATION INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN CUSTOMER PRE APPROVAL, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. DELMARVA ROOFING AND ITS EMPLOYEES ARE FULLY LICENCED AND INSURED. FINAL PAYMENT OF COMPLETED WORK IS DUE UPON COMPLETION OF THE OVERALL PROJECT AND WILL BE INVOICED ACCORDINGLY.

Membrane Coating

SVFD AMBULANCE BAY ROOF
REPLACEMENT RESOURCES = \$87,975 (11/30/24)

Mike Johnson
Company Authorized Signature

Date

Customer Signature

Date

Customer Signature

Date

NB#4
1/14/25
Clean Copy

ORDINANCE #2025-01

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF SEAFORD, an ordinance to amend Chapter 15, of the Municipal Code of Seaford, Delaware relating to "Zoning", in the manner following, to wit:

Chapter 15, of the Municipal Code of Seaford, Delaware is hereby amended by amending §15-7 Definitions, § 15-23 Intent of Division, §15-24 Uses by Right, §15-25 Accessory Uses, §15-25A Uses by Special Exception and §15-26 Area and Bulk Regulations, to read as shown on the following pages.

01/14/2025	Date of First Reading
-/-/2025	Date of Second Reading & Adoption
-/-/2025	Date of Advertisement
-/-/2025	Date the Ordinance is Effective

CITY OF SEAFORD

By: _____
Mayor

Witness: _____

Attest: _____
City Manager

Sec. 15-7. Definitions.

(a) As used in this Chapter:

(6) *Apartment*: Shall mean a group of multi-family dwellings, up to three stories in height, designed for rental of the individual housekeeping units, having common open spaces, and designed in accordance with the special requirements for such dwellings as set forth in this Chapter.

(32) *Dwelling, Multi-Family*: shall mean a building or structure containing two (2) or more Dwelling Units used or designed as a residence for two (2) or more families living independently of each other and doing their own cooking therein, and shall include Apartments, Condominiums, and Townhouses,

(155) *Residential Condominium*: an ownership regime for real property where a single Dwelling Unit in a multi-unit community, dwelling or structure, is separately owned and may be combined with an undivided interest in the common areas and facilities of the property.

(156) *Residential Condominium, Detached*: a Residential Condominium where the Dwelling Units are individual, separate buildings or structures designed to be similar in appearance to a conventional subdivision of Single- Family Detached Dwellings but are subject to a declaration subjecting the property to the condominium regime identifying the individual Dwelling Units.

Division 3. R-3 High Density Residential District.¹
[Amended on 11/21/2020 by Ordinance #2020-03]

Sec. 15-23. Intent of Division.

It is the purpose of this Division to permit development of Multi-Family Dwelling structures that will yield high densities in selected areas of the City.
(Zoning Ord., §203, 9/23/69)

Sec. 15-24. Uses by right.

(a) In any R-3 district, land, buildings or premises shall be used by right only for one (1) or more of the following:

- 1) Multi-Family Community..
- 2) Multi-Family Dwellings, including, Apartments and Townhouses.
- 3) Single Family Detached Dwellings, to be developed in compliance with the requirements of:

(A) R-1 Single Family:

- i. Sec. 15-12 Uses by Right in this District;

¹ **Charter reference:** As to power to enact zoning regulations, see §36(A).

- ii. Sec 15-21 Area and Bulk Requirements.
- (B) R-2 Medium Density:
 - i. Sec. 15-18 Uses by Right in this District;
 - ii. Sec. 15-21 Area and Bulk Requirements.

Adopted 9/14/04

Sec. 15-25. Accessory Uses.

(a) Required Accessory Use. In a Multi-Family Community, each Dwelling Unit shall have a storage area separate and apart from the living area. The storage area shall be a minimum size of 5'x5' with a six-foot ceiling height. The storage area shall be easily accessible. In the event the Multi-Family Community is an Apartment, there shall be no additional charge for the use of the storage area. The City Building Official will work with the developer to determine the most compatible location for the storage areas, taking into consideration the proposed use of the Apartment or Townhouse.

(b) Only the following accessory uses shall be permitted:

- 1) Customary Multi-Family Community accessory uses.
- 2) Swimming pools subject to Article 5 of this Chapter.
- 3) Accessory solar systems.

4) All accessory use structures shall be placed no closer than the five feet from the side and rear property line and no closer to the front property line than the front yard setback or in alignment with the front facing wall of the main structure, whichever results in the greater setback;

Except, on a corner lot, the accessory structure shall be placed in alignment with the side wall of the main structure facing the street but no closer than the side yard setback, whichever results in the greater setback. Amended 6/10/03

Sec. 15-25A. Uses by special exception.

(a) The following uses shall be permitted as a special exception when authorized by the Board of Adjustment subject to Article 8 of this Chapter.

- (1) Detached Residential Condominiums.

Sec. 15-26. Area and bulk regulations.

(a) Area and bulk regulations: Any area to be developed for R-3 purposes (the "site") shall observe the following regulations:

- | | |
|---|--|
| 1) Site area | - Four (4) acre minimum |
| 2) Dwelling unit per acres | - 10 maximum |
| 3) Dwelling units per Multi-Family Dwelling building or each group attached Townhouse or Residential Condominium Detached | - 12 maximum |
| 4) Street frontage of site | - 50 foot minimum along public street |
| 5) Depth of site | - 100 foot minimum |
| 6) Building setback line | - 50 feet minimum from all perimeter and interior streets and exterior property lines of |

- the site for Apartments - 25 feet minimum from all perimeter and interior streets and exterior property lines of the site for Townhouses and all Multi-Family Dwellings and Residential Condominium Detached other than Apartments.
- 7) Site coverage
- building area shall not exceed 20% of site area.
 - paved area of the site shall not exceed 15% of the site area.
- 8) Side Yard- minimum distance from the side of any Apartment building to an exterior property line of the site shall be 50 feet; the minimum distance from the side of any Townhouse or Multi-Family Dwelling or Residential Condominium, Detached other than Apartment shall be 25 feet..
- 9) Building Separation
- minimum distance from the side of any Apartment building or from the side of any end unit of a Townhouse group or other Multi-Family Dwelling group on the site shall be 25 feet
- 9) Rear yards
- 50 feet minimum for Apartments - 25 feet minimum for any Townhouses or Multi-Family Dwellings or Residential Condominium, Detached other than Apartments.
- 10) Height
- 35 feet maximum, or 3 stories
- 11) Habitable Floor Area
- 1,000 One Thousand square feet minimum per dwelling unit, excluding stairs, corridors and basements recreation rooms for any dwelling unit having less than two (2) bedrooms; 1,200 Twelve hundred square feet minimum per dwelling unit excluding stairs, corridors, basement recreation rooms for any dwelling unit having two (2) or more bedrooms.
- 12) Subgrade units
- a basement shall not contain habitable rooms except for custodian's living quarters or basement recreation rooms.
- 13) Building placement
- no part of any Multi-Family Dwelling building comprising a series of attached dwelling units shall be nearer than 25 feet to any other Multi-Family Dwelling building on such site.
- 14) Landscape screen
- Along each side or rear property line which directly abuts a residential district in the city or similar district in the country, a landscape screen of not less than 15 feet in width as defined in Section 102.2(A) 62 shall be provided.
- 15) Exterior Materials
- All exterior walls must be finished with the following: (a) architectural masonry units

(excluding concrete block and cinder block; (b) natural stone; (c) pre-cast concrete with approval by the City; (d) brick; (e) stucco; (f) glass materials; (g) steel; (h) aluminum or their equivalent.

16) Site Amenities

- Every development within the R-3 District must include;
- A community center for use by the residents with a minimum square footage of 1,200 sq. ft.
- A fenced play area and neighborhood park area with play equipment for the use of the residents a minimum of three acres in area.
- Walking trails and site fixtures, benches, trashcans and other features.

17) Safety and Security

- Community-wide camera system serving all common and parking areas of the site is required.
- Fencing of the entire site perimeter is required.

18) Single lot for Multi-Family Dwelling Units and Residential Condominium,
Detached

- | | |
|---------------------|--------------------|
| Minimum lot width | - 16 feet minimum |
| Lot depth | - 100 feet minimum |
| Front yard | - 25 feet minimum |
| Rear yard | - 25 feet minimum |
| Side yard (end unit | - 10 feet minimum |

(Zoning Ord. §203.2, 9/23/69.)

RED LINE

ORDINANCE #2025-01

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-/-/2025	Date of Second Reading & Adoption
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-/-/2025	Date the Ordinance is Effective

CITY OF SEAFORD

By: _____
Mayor

Witness: _____

Attest: _____
City Manager

Sec. 15-7. Definitions.

(a) As used in this Chapter:

(6) *Apartment*: Shall mean a group of multi-family dwellings, up to three stories in height, designed for rental of the individual housekeeping units, having common open spaces, and designed in accordance with the special requirements for such dwellings as set forth in this Chapter. ~~See Dwelling, Multiple.~~

(32) *Dwelling, Multi-Family*: shall mean a building or structure containing two (2) or more Dwelling Units used or designed as a residence for two (2) or more families living independently of each other and doing their own cooking therein, and shall include Apartments, Condominiums, and Townhouses. ~~Multiple shall mean a building used or designed as a residence for two (2) or more families living independently of each other and doing their own cooking therein, including apartment houses, apartment hotels, flats and group houses.~~

(155) *Residential Condominium*: an ownership regime for real property where a single Dwelling Unit in a multi-unit community, dwelling or structure, is separately owned and may be combined with an undivided interest in the common areas and facilities of the property.

(156) *Residential Condominium, Detached*: a Residential Condominium where the Dwelling Units are individual, separate buildings or structures designed to be similar in appearance to a conventional subdivision of Single-Family Detached Dwellings but are subject to a declaration subjecting the property to the condominium regime identifying the individual Dwelling Units.

Division 3. R-3 High Density Residential District.¹

[Amended on 11/21/2020 by Ordinance #2020-03]

Sec. 15-23. Intent of Division.

It is the purpose of this Division to permit development of ~~Multi-Family Dwelling~~garden-type apartment structures that will yield high densities in selected areas of the City. (Zoning Ord., §203, 9/23/69)

Sec. 15-24. Uses by right.

(a) In any R-3 district, land, buildings or premises shall be used by right only for one (1) or more of the following:

- 1) ~~Multi-Family Community Garden Apartments.~~
- 2) ~~Multi-Family Dwellings, including, Apartments and~~ Townhouses.

¹ Charter reference: As to power to enact zoning regulations, see §36(A).

3) Single Family Detached ~~Dwellings~~Houses, to be developed in compliance with the requirements of:

(A) R-1 Single Family:

- i. Sec. 15-12 Uses by Right in this District;
- ii. Sec 15-21 Area and Bulk Requirements.

(B) R-2 Medium Density:

- i. Sec. 15-18 Uses by Right in this District;
- ii. Sec. 15-21 Area and Bulk Requirements.

Adopted 9/14/04

Sec. 15-25. Accessory Uses.

(a) Required Accessory Use. In a Multi-Family Community, each Dwelling Unit shall have a storage area separate and apart from the living area. The storage area shall be a minimum size of 5'x5' with a six-foot ceiling height. The storage area shall be easily accessible. In the event the Multi-Family Community is an Apartment, there shall be no additional charge for the use of the storage area. The City Building Official will work with the developer to determine the most compatible location for the storage areas, taking into consideration the proposed use of the Apartment or Townhouse.

(ab) Only the following accessory uses shall be permitted:

- 1) Customary ~~Multi-Family Community garden apartment~~-accessory uses.
- 2) Swimming pools subject to Article 5 of this Chapter.
- 3) Accessory solar systems.

4) All accessory use structures shall be placed no closer than the five feet from the side and rear property line and no closer to the front property line than the front yard setback or in alignment with the front facing wall of the main structure, whichever results in the greater setback;

Except, on a corner lot, the accessory structure shall be placed in alignment with the side wall of the main structure facing the street but no closer than the side yard setback, whichever results in the greater setback. *Amended 6/10/03*

~~5) Each dwelling unit shall have a storage area separate and apart from the living area. The storage area shall be a minimum size of 5'x5' with a six foot ceiling height. The storage area shall be easily accessible and there shall be no charge for the use of the storage area, in the event the unit is a rental property. The City Building Official will work with the developer to determine the most compatible location for the storage areas, taking into consideration the purposed use of the apartment or townhouse. Adopted 9/14/04~~

Sec. 15-25A. Uses by special exception.

(a) The following uses shall be permitted as a special exception when authorized by the Board of Adjustment subject to Article 8 of this Chapter.

(1) Detached Residential Condominiums.

Sec. 15-26. Area and bulk regulations.

(a) Area and bulk regulations: Any area to be developed for R-3 purposes (the "site") shall observe the following regulations:

1) Site area

- Four (4) acre minimum

- 2) Dwelling unit per acres - 10 maximum
- 3) Dwelling units per ~~Multi-Family Dwelling~~ garden ~~apartment~~ building or each group attached to ~~Townhouse~~ or Residential Condominium Detached dwelling units - 12 maximum
- 4) Street frontage of site - 50 foot minimum along public street
- 5) Depth of site - 100 foot minimum
- 6) Building setback line - 50 feet minimum from all perimeter and interior streets and exterior property lines of the site for Apartments - 25 feet minimum from all perimeter and interior streets and exterior property lines of the site for Townhouses and all Multi-Family Dwellings and Residential Condominium Detached other than Apartments.
- 7) Site coverage - building area shall not exceed 20% of site area.
- paved area of the site shall not exceed 15% of the site area.
- 8) Side Yard- minimum distance from the side of any ~~garden-a~~ Apartment building or from the side of any end unit of a townhouse group to an exterior property line of the site shall be 50 feet; the minimum distance from the side of any Townhouse or Multi-Family Dwelling or Residential Condominium, Detached other than Apartment shall be 25 feet.
- 9) Building Separation - minimum distance from the side of any ~~garden-a~~ Apartment building or from the side of any end unit of a ~~Townhouse~~ group or other Multi-Family Dwelling group on the site shall be 25 feet
- 9) Rear yards - 50 feet minimum for Apartments - 25 feet minimum for any Townhouses or Multi-Family Dwellings or Residential Condominium, Detached other than Apartments.
- 10) Height - 35 feet maximum, or 3 stories
- 11) Habitable Floor Area - 1,000 One Thousand square feet minimum per dwelling unit, excluding stairs, corridors and basements recreation rooms for any dwelling unit having less than two (2) bedrooms; 1,200 Twelve hundred square feet minimum per dwelling unit excluding stairs, corridors, basement recreation rooms for any dwelling unit having two (2) or more bedrooms.
- 12) Subgrade units - a basement shall not contain habitable rooms except for custodian's living quarters or basement recreation rooms.

- 13) Building placement
- no part of any ~~Multi-Family Dwelling~~ garden apartment building or townhouse building comprising a series of attached dwelling units shall be nearer than 25 feet to any other ~~Multi-Family Dwelling~~ garden apartment building or townhouse building on such site; ~~and no portion of the front or rear of any such garden apartment building or townhouse building shall be nearer than 50 feet to any other garden apartment or townhouse building on such site.~~
- 14) Landscape screen
- Along each side or rear property line which directly abuts a residential district in the city or similar district in the country, a landscape screen of not less than 15 feet in width as defined in Section 102.2(A) 62 shall be provided.
- 15) Exterior Materials
- All exterior walls must be finished with the following: (a) architectural masonry units (excluding concrete block and cinder block; (b) natural stone; (c) pre-cast concrete with approval by the City; (d) brick; (e) stucco; (f) glass materials; (g) steel; (h) aluminum or their equivalent.
- 16) Site Amenities
- Every development within the R-3 District must include;
 - A community center for use by the residents with a minimum square footage of 1,200 sq. ft.
 - A fenced play area and neighborhood park area with play equipment for the use of the residents a minimum of three acres in area.
 - Walking trails and site fixtures, benches, trashcans and other features.
- 17) Safety and Security
- Community-wide camera system serving all common and parking areas of the site is required.
 - Fencing of the entire site perimeter is required.
- 18) Single ~~townhouse~~ lot for Multi-Family Dwelling Units and Residential Condominium, Detached
- | | |
|---------------------|--------------------|
| Minimum lot width | - 16 feet minimum |
| Lot depth | - 100 feet minimum |
| Front yard | - 25 feet minimum |
| Rear yard | - 25 feet minimum |
| Side yard (end unit | - 10 feet minimum |

(Zoning Ord. §203.2, 9/23/69.)



NB#5
1/14/25

CITY OF SEAFORD CODE DEPARTMENT MEMORANDUM

To: Charles Anderson, City Manager From: Michael Bailey, Building Official

Re: FY2025 Demolition Bid Date: 01/09/2025

Recommendation

CC:

☐ Urgent ☒ For Review ☐ Please Comment ☐ Please Reply

I'm recommending that we accept the Bid for the "Demolition of Structures" from the apparent low bidder, John Macklin & Son Demolition, for the total of \$27,625. We have \$25,000 in the budget for demolition this year so I would also like to request an additional \$2,625 as a budget overrun.

Bidder	Location 1 317 N Pine St	Total Lump Sum Bid
Scott Hitchens	\$32,500.00	\$32,500.00
Mirey Branch Excavating Services	\$51,000.00	\$51,000.00
AJT Homes LLC	\$37,275.00	\$37,275.00
Clarks General Contractors	\$32,110.00	\$32,110.00
Macklin	\$27,625.00	\$27,625.00

Thank You,
Michael Bailey
Building Official

NB # 6
1/14/25

MEMORANDUM

TO: Charles Anderson, CM

FR: Bill Bennett, Director of Electric

RE: Sale Of Used Bucket Truck

DT: January 8, 2025

The City received one bid for the above-referenced project. Please see the below table:

Bidder	Total Bid
Russell Walls	\$16,500.00

It is my recommendation that the Bid for the sale of the Used Bucket Truck be awarded to Russell Walls in the amount of \$16,500.00.

Please present this information to Council at their meeting on January 14, 2025 for their consideration.

Should you have any questions, please contact me.

Thank you.