

City of Milford



AGENDA

Council Meeting

April 25, 2011

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

Annual Organizational Meeting
7:00 p.m.

Call to Order - Mayor Joseph Ronnie Rogers

Pledge of Allegiance

April 16, 2011 Election Report - City Manager David W. Baird

Swearing In of Mayor and City Council/The Honorable William J. Walls, Jr.

Election of Vice Mayor

Reappointment of City Solicitor

Adjourn

032411 (Business Meeting begins immediately following conclusion of Organizational Meeting)

City of Milford



AGENDA

Council Meeting

April 25, 2011

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

7:00 P.M.

ORGANIZATIONAL MEETING

PUBLIC HEARING

Bob Nash Associates on behalf of Jacob H. Roosa III, Trustee
Minor Subdivision of one parcel into two parcels in an R-1 District at 917 Roosa Road
Tax Parcel MD-16-174.17-01-06.00

COUNCIL MEETING

Call to Order - Mayor Joseph Ronnie Rogers

Invocation

Pledge of Allegiance

Recognition

Proclamation 2011-3/Milford Police Department School Crossing Guards & Presentation

Proclamation 2011-1/Police Week & Peace Officers' Memorial Day

Communications

New Business

Unfinished Business

Adjourn

WORKSHOP

Call to Order - Mayor Joseph Ronnie Rogers

Carlisle Fire Company/Life Safety Rings Program/Follow Up

Review of Ordinance 2011-5/Chapter 230/Outdoor Woodburning Furnaces

Review of Ordinance 2011-6/Chapter 230/Recreational Vehicle Storage

Adjourn

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.

This agenda shall 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.

032411 932811 032911 040611

City of Milford



PUBLIC NOTICE **CITY COUNCIL HEARING**

NOTICE IS HEREBY GIVEN that the City Council of the City of Milford will hold a Public Hearing on Monday, May 23, 2011 at 7:00 p.m., or as soon thereafter as possible, in the Joseph Ronnie Rogers Council Chambers at Milford City Hall, 201 South Walnut Street, Milford, Delaware to consider final action on the following matter:

Davis, Bowen and Friedel, Incorporated on behalf of Fordmill, LLC requesting the Minor Subdivision of one parcel into two parcels in an R-3 District; site located on the northeast side of Milford-Harrington Highway, 400 feet northwest of Holly Hill Road, Milford, Delaware; Tax Parcel MD-16-173.00-01-06.00; Area of Petition 91.526 +/- Acres.

All interested persons are hereby notified to be present and to express their views before a final decision is rendered. Written comments will be accepted up to one week prior to the hearing date.

Please direct all questions or comments to Christine Crouch at 302-424-3712 Extension 308.

By: Terri K. Hudson, CMC

PROJECT #:

10-151



PLANNING AND ZONING DEPARTMENT
 (302) 422-6616
 FAX # (302) 424-5933

201 S. WALNUT STREET
 PO BOX 159
 MILFORD, DELAWARE 19963

APPLICATION
SUB-DIVISION
(circle all that apply)

SITE PLAN

CONDITIONAL USE

VARIANCE CHANGE OF ZONE

The undersigned hereby makes formal application to the City of Milford for the approval of Minor Subdivision for the property described below. Applications shall be represented at the appropriate meetings or hearing. The applicant is aware that no applications will be accepted if violations exist or if any service fees, including taxes, are delinquent.

OWNER NAME: Jacob H. Roosa, III Trustee PHONE NUMBER: DAVE PASSWATERS 228-5446 - Son in law
 ADDRESS: 903 Roosa Rd, Milford DE 19963

SIGNATURE: Jacob H. Roosa III

DATE: 10-5-10

PLEASE NOTE: LEGAL OWNER MUST SIGN APPLICATION!

FEE: \$400.00

NON-REFUNDABLE

APPLICANT NAME: Bob Nash Assoc. PHONE NUMBER: 422-7327
 ADDRESS: 14 S. MAPLE AVE, Milford DE 19963

SITE LOCATION: ROAD Roosa N,S,E,W SIDE W FEET N,S,E,W OF _____
 ROAD SUBDIVISION NAME: _____ LOT NUMBER: _____

SITE ADDRESS: 917 Roosa Rd, Milford DE 19963

ZONING: EXISTING: R-1 PROPOSED: SAME TAX MAP NUMBER: MD-16-174.17-01-6.00

PRESENT USE: Residential / FARM PROPOSED USE: Residential

AREA OF PETITION: 7.3 AC AREA OF ADJACENT LAND IN SAME OWNERSHIP: 0 AC

SANITARY FACILITIES:	EXISTING	<u>n/a</u>	PROPOSED	<u>ON-SITE SEPTIC</u>
ELECTRIC SUPPLY:	EXISTING	<u>n/a</u>	PROPOSED	<u>CITY OF MILFORD</u>
WATER SUPPLY:	EXISTING	<u>n/a</u>	PROPOSED	<u>CITY OF MILFORD</u>

DWELLING UNITS:	EXISTING:	<u>1</u>	PROPOSED:	<u>2</u>
FRONT SETBACK:	REQUIRED:	<u>25 FT</u>	PROPOSED:	<u>25 FT</u>
REAR SETBACK:	REQUIRED:	<u>25 FT</u>	PROPOSED:	<u>25 FT</u>
SIDE SETBACKS:	REQUIRED:	<u>12 FT</u>	PROPOSED:	<u>12 FT</u>

WETLANDS ON SITE? YES NO COMPREHENSIVE PLAN RECOMMENDATION: _____
 ZONING CHAPTER 230, ARTICLE _____
 VARIANCE INFORMATION (IF APPLICABLE): _____

CONTACT FOR APPLICATION: MATT METZ PHONE: 422-7327

APPLICATION RECEIVED BY: Christine Crouch DATE: 01-13-11

DAC MTG:
02-16-11

P.C. MTG:
03-11

COUNCIL MTG:
04-11

B.O.A. MTG:
n/a





PUBLIC WORKS DEPARTMENT
302.422.6616, FAX 302.422.1119

180 VICKERS DRIVE
MILFORD, DE 19963

February 16th, 2011

Mr. Bob Nash
President, Bob Nash Associates
14 South Maple Ave
Milford, De 19963

Re: Public Works Approval

Project NO: 10-151
TAX MAP & PARCEL: MD-16-174.17-01-6.00
ADDRESS: 917 Roosa Rd
OWNER: Jacob H. Roosa, III Trustee

Dear Mr. Nash

This letter serves as official Public Works approval for the above referenced property. The Public Works departments have reviewed the proposed site plan and have no objection to moving forward with Planning and Zoning approval. Please note that prior to issuance of a building permit, the owner/contractor should coordinate with the individual departments to determine location of utilities (including water service, water meter pit and electric meter pan location), required inspections and any other requirements.

Sincerely


Brad Dennehy
Director of Public Works, City of Milford

CC: Gary Norris/Don Williams

CITY OF MILFORD
DEVELOPMENT ADVISORY COMMITTEE
MEETING MINUTES, 02.16.11

In Attendance: Chuck Rini, Mark Mallamo
Also: Recording Secretary Christine Crouch

Mr. Rini called the meeting to order at 9:00 am.

PROJECT NO: 10-151
TAX MAP & PARCEL: MD-16-174.17-01-6.00
ADDRESS: 917 Roosa Rd KICL
OWNER: Jacob H. Roosa, III Trustee
PROJECT NAME: ROOSA
APPLICANT: BOB NASH ASSOCIATES
APPLICATION: FINAL MINOR SUBDIVISION

Mr. Bob Nash of Bob Nash Associates was present to represent the application. He summarized this application as one to subdivide a parcel into a one acre lot for the purpose of building a single family dwelling that will tie into City Water. City sewer is more than 200' away from the property, so an onsite septic will be utilized. Plans to DNREC for the septic approval have been submitted.

Mr. Mallamo explained the City engineering review was completed and the application has its Public Works approval.

Mr. Rini asked when the City intends to extend sewer to this road. Mr. Mallamo replied there is no intention at this time due to low demand.

With no additional comments received, the application will be scheduled for the March 15, 2011 Planning Commission hearing.

Please Note: This is the first official review of the projects shown on the agenda. Any prior informal meetings, reviews of concept plans, requests for information do not constitute approval or conditions for approval of these land use proposals. The comments generated by these reviews will be included in the record for these projects. Lack of a specific comment regarding requirements for final approval does not constitute a waiver of that requirement. All applicable federal, state, and local laws, regulations, permits and approvals must be complied with for any land use proposal in the City of Milford.

Respectfully Submitted,



Christine Crouch
Administrative Assistant/Recording Secretary

cc:
Owner(s) and Applicant(s)
Planning Commission

Milford, Delaware, Code of Ordinances >> PART II - GENERAL LEGISLATION >> Chapter 200 - SUBDIVISION OF LAND >>

Chapter 200 - SUBDIVISION OF LAND

[HISTORY: Adopted by the City Council of the City of Milford 11-10-2008 by Ord. No. 2008-12.¹ [IZI](#) Amendments noted where applicable.]

Editor's note— GENERAL REFERENCES

Building construction — See Ch. 88.	Streets and sidewalks — See Ch. 197.
Floodplain management — See Ch. 130.	Trees — See Ch. 211.
Property maintenance — See Ch. 174.	Water — See Ch. 222.
Sewers — See Ch. 185.	Zoning — See Ch. 230.

Editor's note—

[§ 200-1. - Purpose.](#)

[§ 200-2. - Title.](#)

[§ 200-3. - Definitions.](#)

[§ 200-4. - Application procedure.](#)

[§ 200-5. - General requirements and design standards.](#)

[§ 200-6. - Variances and waivers.](#)

§ 200-1. - Purpose.

These regulations are adopted in order to promote and protect the public health, safety, convenience and general welfare; ensure the orderly growth and development of the City, the conservation, protection and proper use of land and adequate provision for housing, recreation, circulation, utilities and services; and safeguard the City from undue future expenditure for the maintenance of streets and public spaces.

§ 200-2. - Title.

These regulations shall be known and may be cited as the "City of Milford, Delaware, Land Subdivision Regulations."

§ 200-3. - Definitions.

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

ALLEY — A service roadway providing a secondary means of public access to abutting property and not intended for general traffic circulation.

COMMISSION — The Planning Commission of the City of Milford, Delaware.

OPEN SPACE — Areas of land within residential subdivisions or developments including planned unit developments that are available to all residents and or the public and which have the purpose to provide active and/or passive recreational opportunities, maintain land in a predominantly undeveloped and natural state including lands used for:

- (1) Community gardens;
- (2) Promotion of conservation and protection of wildlife;
- (3) Perpetual conservation easements;
- (4) Parks, plazas, walkways, sidewalks and trails;
- (5) Buffers or forested areas; or
- (6) For recreational uses as defined herein.

Open space shall not include areas of land for the following unless otherwise approved by Council:

- (1) Wetlands or stormwater management facilities;
- (2) Drainage easements;
- (3) Flagpole areas;
- (4) Medians (unless designed as a park);
- (5) Signage areas;
- (6) Landscaping in parking areas;
- (7) Predominantly impervious surfaces such as streets and parking lots;
- (8) Required front, side, or rear yards;
- (9) Any land included within designated lot lines; or

(10) Utility facilities for uses such as sewer, water, gas or electric.

PLAT — The final drawing on which the subdivision plan is presented to the City Council for approval and which is submitted to the County Recorder of Deeds for recording.

PROPERTY OWNERS' ASSOCIATION — An association established by the subdivider as a non-stock corporation to provide for the perpetual maintenance of the common property in the subdivision.

RECREATIONAL USE — Areas of land within residential subdivisions or developments including planned unit developments which have the purpose to provide active recreational opportunities that are available to all residents of the community and/or the public including lands used for:

- (1)** Indoor club houses;
- (2)** Swimming pools and pool houses;
- (3)** Tennis courts;
- (4)** Basketball courts;
- (5)** Athletic fields;
- (6)** Picnic areas with tables;
- (7)** Ponds for recreational use (boat, fishing or swimming);
- (8)** Playgrounds; and
- (9)** Bike or multi-model trails.

RIGHT-OF-WAY — A strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied by a road, crosswalk, railroad, electric transmission lines, gas pipelines, and water line, sanitary storm sewer, and other similar uses.

ROADWAY — The paved portion of the street primarily used for vehicular traffic.

- A.** **ARTERIAL STREET and HIGHWAY** — A street primarily used for fast and/or heavy traffic.
- B.** **COLLECTOR STREET** — A street carrying traffic from minor streets to arterial streets and highways, including the principal traffic and entrance streets of a residential development.
- C.** **MINOR STREET** — A street primarily used for access to the abutting properties.
- D.** **MARGINAL ACCESS STREET** — A minor street paralleling and adjacent to an arterial street or highway and providing access to abutting properties and protection from through traffic.
- E.** **DEAD-END STREET or CUL-DE-SAC** — A street closed at one end and having only one connection with any other street.
- F.** **HALF STREET** — A street paralleling the boundary of a subdivision and lying partly in an abutting tract.

STANDARD SPECIFICATIONS FOR INSTALLATION OF UTILITY CONSTRUCTION PROJECTS AND SUBDIVISION PAVEMENT DESIGN — The current specifications regulating subdivision design and construction as adopted by the City.

STREET — All land between property lines, whether designated as a street, highway, throughway, thoroughfare, avenue, boulevard, road, parkway, right-of-way lane, place, court or any similar term.

SUBDIVIDER — Any person, firm, corporation, partnership or association or duly authorized agent who or which shall apply to the Commission for approval of the layout of any subdivision.

SUBDIVISION — The division or redivision of any tract of land into two or more lots or parcels for immediate or future sale or for building development.

SUBDIVISION, MINOR — Any subdivision fronting on an existing street, not involving any new street or road, not involving the extension of any municipal water or wastewater mains, not adversely affecting the development of the remainder of the parcel or adjoining property, and not in conflict with any provision or portion of the development plan, Official Map, Chapter 230, Zoning, or this chapter; limited to four lots.

SUPERBLOCK — An oversize residential block wherein private open spaces, closed to automobile traffic, are provided for the common use of all residents in the block.

[Ord. No. 2009-18, §§ 1, 2, 4-26-2010]

§ 200-4. - Application procedure.

- A.** Preliminary approval.
 - (1)** A preliminary plan and documents, as specified by the Planning Department, shall be prepared by the subdivider and submitted in accordance with the submission schedule as determined by the City Planner, along with the appropriate fees, as specified in § 230-57.
 - (2)** The Development Advisory Committee (DAC) shall review the application and plan. Comments from the DAC must be addressed via either submitting revised plans and/or necessary documents or via a narrative submitted to the City Planner. Upon confirmation by the City Planner that all DAC issues have been addressed satisfactorily, the application will then be scheduled to be heard by the Planning Commission.
 - (3)** The Planning Commission shall review the application and provide either a recommendation of preliminary approval with or without conditions, a recommendation of denial, or table the application. Upon a recommendation of approval with or without conditions or recommendation of denial, the application shall be scheduled to be heard by the City Council.
 - (4)** City Council shall grant preliminarily approval of the application with or without conditions, deny the application, or table the application.
 - (5)**

Preliminary approval from City Council shall be void after one year, unless an extension is requested by the owner and approved by City Council prior to the expiration.

B. Final approval.

- (1) A final plat and documents, as specified by the Planning Department, shall be prepared by the subdivider and submitted in accordance with the submission schedule as determined by City Planner, along with the appropriate fees, as specified in § 230-57.
- (2) The Development Advisory Committee shall review the application and plan. Comments from the DAC must be addressed via either submitting revised plans and/or necessary documents or via a narrative submitted to the City Planner. The final plan shall also be reviewed by the City Planner for confirmation that the application is designed in accordance with all subdivision, zoning and other land use regulations of the City. The final plan shall also be reviewed by the City Engineer for confirmation that the application is designed in accordance with the construction standards and specifications of the City. Upon confirmation by the City Planner and City Engineer that all issues have been addressed satisfactorily, the application will be scheduled to be heard by the Planning Commission.
- (3) The Planning Commission shall review the application and provide either a recommendation of final approval with or without conditions, a recommendation of denial, or table the application. Upon a recommendation of approval with or without conditions, or recommendation of denial, the application shall be scheduled to be heard by City Council.
- (4) City Council shall approve the application with or without conditions, deny the application, or table the application.
- (5) Within 90 days of final approval from City Council, the subdivider shall record the plat at the County Recorder of Deeds office and provide the City Planner a receipt of the recordation including the deed book and page number. Prior to recording the plat, five copies of the plat must be submitted to the City Planner for stamping and signing. Four sets will be returned to the subdivider.
- (6) Upon recordation of the plat, the subdivider shall provide the Land Data Manager of the City a mylar copy of the plat including the deed book and page printed thereon.
- (7) Failure to record the approved plat within one year from the date of City Council approval shall void the final approval. In order to obtain final approval after it has been voided, the subdivider must make application for final approval again.
- (8) Failure to record the approved plat in more than one year from the date of City Council approval shall void the preliminary approval and final approval. In order to obtain preliminary and final approval after they have been voided, the subdivider must make application for and receive preliminary approval, then make application for and receive final approval.

§ 200-5. - General requirements and design standards.

The following shall be deemed to be minimum requirements and may be varied or waived by the Commission only under circumstances set forth in § 200-6:

A. Streets.

- (1) The layout, character, extent, width, grade and location of proposed streets shall be established with due regard to:
 - (a) Public convenience and safety.
 - (b) Proposed uses of the land to be served by said streets.
 - (c) Proper relation and connection with and continuation and projection of streets in the adjacent areas, whether these streets are existing or proposed in another subdivision in a neighborhood plan, in the development plan or in the Official Map, as approved or adopted by the Commission.
 - (d) Topography and other land features.
- (2) The layout of proposed streets shall furthermore be arranged in a manner acceptable to the Commission and City Council.
- (3) Minor streets shall be laid out so as to discourage their use by through traffic.
- (4) Where a subdivision abuts or contains an existing or proposed arterial street, limited-access highway or railroad, the City Council may require marginal access or service streets, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line and deep lots with rear service alleys or other treatment, such as parks, which may be necessary for the protection of residential properties and for separation of through and local traffic, with due regard for the requirements of future approach grades and grade separations.
- (5) Where a tract of land is subdivided into lots substantially larger than the minimum size required in the zoning district in which a subdivision is located, the Commission may require that streets and lots be laid out so as to permit future resubdivision in accordance with the requirements of this chapter.
- (6) Reserve strips controlling access to streets shall be prohibited except where the control and disposal of land comprising such strips has been placed in the governing body under conditions approved by the City Council such as provided in Subsection A(4) above.
- (7) Certain proposed streets may be required to be extended to the boundary line of the subdivision to provide access to tracts which may be subdivided in the future. Wherever necessary, when a street is carried to the boundary line of the subdivision, the City Council may require a temporary turnaround improved to the satisfaction of the City Engineer and of the size specified in Subsection A(16) below at the stub end.
- (8) The creation of dead-end or loop streets and superblocks will be encouraged wherever the City Council finds that such layout will not interfere with traffic convenience and safety. The City Council shall determine the number of connections of streets in the proposed subdivision with existing streets. At least two such connections shall be provided, except where a proposed subdivision only contains one dead-end street.
- (9)

Street jogs shall be prohibited. Street intersections, where center lines do not meet, shall have center-line offsets of 150 feet or more.

- (10) A tangent at least 100 feet long shall be introduced between reverse curves on arterial and collector streets and may be required on all other streets.
- (11) Street right-of-way lines deflecting from each other at any point shall be connected with a curve, the radius of which for the inner right-of-way lines shall not be less than 750 feet on arterial streets, 300 feet on collector streets and 100 feet on minor streets. The outer right-of-way line shall be parallel to said inner right-of-way line.
- (12) Streets shall be laid out so as to intersect as nearly as possible at right angles. The inner right-of-way line of a street intersecting another street at an angle of less than 90° shall be tangent to and follow a curve with a minimum radius of 150 feet centered on the nearest right-of-way line of the intersecting street. The outer right-of-way line shall be parallel to said inner right-of-way line.
- (13) Street right-of-way lines at intersections shall be connected with a curve, the radius of which shall be 25 feet.
- (14) Right-of-way widths.
 - (a) Street right-of-way widths shall be as shown on the Official Map or development plan, and, if not shown thereon, said widths for the various street types between face of curb or edge of road shall not be less than as follows:

Street Type (feet)	Right-of-Way Roadway (feet)	
	Arterial	80 to 110
Collector	60	28
Minor, for townhouses and apartments	60	30
Minor, for other residences	50	25
Dead-end	50	22
Marginal access	30	16
*Alley	20	12

Note:

* If utilities are present in an alley, the City reserves the right to modify the minimum right-of-way and roadway widths.

- (b) Subdivisions utilizing open swale drainage shall have a ten-foot drainage easement along the front of each property to accommodate the back slope of the drainage swales.
- (15) Half streets shall be prohibited except where essential to the reasonable development of a subdivision in conformity with the requirements of this chapter and where the Commission finds that it shall be practicable to require the dedication of the other half when the abutting property is subdivided. Wherever an approved half street shall be adjacent to a subdivision, the other half of the street shall be platted within said subdivision.
- (16) Dead-end streets, designed to be so permanently, shall not be longer than 400 feet and shall be provided at the closed end with a turnaround having an outside roadway diameter of 76 feet and a street right-of-way diameter of 100 feet.
- (17) Street names.
 - (a) Street names shall be selected so as not to duplicate or be confused with the names of existing streets. Street names shall be subject to the approval of the Commission. It is recommended that all new streets shall be named in the following manner:

General direction	Long	Short (under 1,000 feet)
North and south	Streets	Places
East and west	Avenues	Courts
Diagonal	Roads	Ways
Curving	Drives	Lanes or Circles

- (b) Arterial streets shall be named "boulevards."
- (18) Street grades shall not exceed 5%.
- (19) Street grades shall be not less than 0.5% wherever feasible.
- (20) Changes in street grades shall be connected by vertical curves of suitable length.
- (21) The width of streets adjacent to areas designed, proposed or zoned for nonresidential use shall be increased by such amount as may be deemed necessary by the Commission to assure the free flow of through traffic without interference by parked or parking cars and to provide adequate and safe parking space.
- (22) All required roads shall be constructed in accordance with the standard specifications as issued by the City Engineer.

B. Sidewalks and curbs.

- (1) Sidewalks shall be required in all subdivisions on both sides of the street. Sidewalks shall have the following widths:
 - (a) In residential subdivisions: four feet unless otherwise specified.

- (b) In commercial and industrial subdivisions: from the curb to property lines unless otherwise specified.
- (2) Curbs or drainage swales conveying stormwater shall be required in all subdivisions.
- (3) All required sidewalks shall be constructed in accordance with standard specifications as issued by the City Engineer.
- C. Easements. Where a subdivision is traversed by a watercourse, drainageway, channel, pipe or stream, there shall be provided a stormwater easement or drainage right-of-way of such width as will be adequate for the purpose, in accordance with requirements specified by the City Engineer. Parallel streets or parkways may be required in relation thereto.
- D. Blocks.
 - (1) The lengths, widths and shapes of blocks shall be determined with due regard to:
 - (a) The provision of building sites suitable to the needs of the type of use contemplated.
 - (b) Zoning requirements as to lot sizes and dimensions.
 - (c) The control, safety and convenience of pedestrian and vehicular traffic.
 - (d) The characteristics of topography.
 - (2) Block length shall not exceed 1,200 feet.
 - (3) Block widths shall be not less than 275 feet nor more than 450 feet and shall be planned to provide two rows of lots.
 - (4) Pedestrian walkways other than in streets may be required where deemed essential to provide for circulation or access to schools, playgrounds, shopping centers, transportation and other community facilities. Said walkways shall be not less than four feet wide.
 - (5) Alleys shall be provided if required by the City Engineer.
- E. Lots.
 - (1) Lot width, depth, shape and orientation and the building setback lines shall be appropriate for the location of the subdivision, for the type of development and for the use contemplated.
 - (2) Lot sizes shall conform to the requirements of Chapter 230, Zoning.
 - (3) Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to comply with the off-street parking and loading requirements contained in Chapter 230, Zoning.
 - (4) Corner lots shall have sufficient width to provide an adequate building site within all the yard requirements. Corner lots shall have two front yard setbacks fronting each street, one side yard setback, and one rear yard setback.
 - (5) All lots in a subdivision shall have frontage on a public street.
 - (6) Double-frontage lots shall be avoided. Reverse-frontage lots shall be provided where necessary for protection of residential properties from through traffic and adverse nonresidential uses, for separation of through and local traffic and to overcome difficulties of topography or other specific conditions. Screen planting and a fence or wall shall be provided along the rear property line within an easement 10 feet or more in width, across which there shall be no right of access.
 - (7) Side lot lines shall be at right angles or radial to street lines.
 - (8) No lots shall be platted on land subject to flooding for residential or any other use where danger to life or property or an aggravation of flood hazard may result. Such land should be set aside for uses which would not be endangered by periodic or occasional inundations.
 - (9) No lots shall be platted within 25 feet of land under the jurisdiction of the U.S. Army Corps of Engineers.
- F. Parks, playgrounds, open spaces, school sites and natural features.
 - (1) Parks and playgrounds. Where a proposed park or playground is located in whole or in part in a subdivision, the Commission may require the dedication or reservation of such area within the subdivision, in those cases in which the Commission deems such requirements to be reasonable.
 - (2) Open spaces. Where deemed essential by the Commission and City Planner, upon consideration of the particular type of development proposed in the subdivision, and especially in large-scale developments, the Commission or City Planner may require the dedication or reservation of sites of a character, extent and location suitable to the needs created by such development for playgrounds or parks. The Commission shall not require that more than 10% of the gross area of the open space of the subdivision to be so dedicated or reserved unless otherwise specified by the Zoning Code.² [\[28\]](#) In case of a conflict, the requirement of the Zoning Code prevails. The Commission shall give due credit for the provision of open spaces reserved for the common use of all property owners within the proposed subdivision by covenants in the deeds. Generally, the minimum area of contiguous open space acceptable for dedication for public use shall be at least three acres and preferably five acres. Open spaces with a lesser area may be approved by the Commission whenever it deems that the difference between the area offered and three acres may be made up in connection with the future subdivision of adjacent land or added to an existing recreation area.
 - (3) School sites or sites for other public uses. The Commission may also require a subdivider to set aside such area as it may deem to be required for a school or other public use. Upon failure of the proper authorities to purchase such site within one year after the date of the approval of the plat, the subdivider, upon application to the Commission and approval of such application, shall be relieved of the responsibility of reserving such land for public purposes.
 - (4) Preservation of natural features. The Commission may require the preservation of all natural features which add value to residential developments and to the community, such as large trees or groves, watercourses and historic spots and similar irreplaceable assets. In no case shall a tree over 12 inches in diameter measured three feet from the base be removed without prior approval by the City Arborist.
- G.

General grading. No final slope on the property shall exceed the normal angle of repose of the soil of said slope as determined by the City Engineer, except where said slope consists of a natural rock formation or is supported by a retaining wall or equivalent of a design acceptable to the City Engineer.

H. Improvements.

- (1) In major subdivisions the following improvements are required:
 - (a) Paved streets.
 - (b) Street signs.
 - (c) Curbs and gutters, or roadside swales. Curbs shall be required as per standard specifications to stabilize intersections, entrances, and parking areas, and where they are necessary for the conveyance of stormwater and protecting road surfaces and driveway surfaces from vehicular traffic.
 - (d) Sidewalks.
 - (e) Streetlighting.
 - (f) Shade trees. Shade trees 150 feet on center each side of the road shall be located so as not to interfere with utilities or sidewalks and shall be of the types recommended by the City Arborist.
 - (g) Topsoil protection. No topsoil shall be removed from the site or used as spoil. Topsoil moved during the course of construction shall be redistributed so as to provide at least six inches of cover to all areas of the subdivision and shall be stabilized by seeding or planting.
 - (h) Monuments. Monuments shall be of the type, size and shape required by the City Engineer.
 - (i) Water mains, culverts, storm sewers and sanitary sewers.
 - [1] All water installations shall be looped; all sewer and storm sewer systems shall be extended at minimum slope, maximum depth, and connected with an approved method and shall be adequate to handle all present and probable future development.
 - [2] All of the above-listed improvements shall be subject to inspection and approval by the City Engineer, who shall be notified by the subdivider at least 24 hours prior to the start of construction. No underground installation shall be covered until inspected and approved.
 - [3] Utility easements shall be required to be granted and recorded by the subdivider to allow extension of utilities to neighboring properties.
 - (j) Swales. Conveyance of stormwater is permitted by open drainage systems where appropriate for environmental and engineering integrity and design. Such systems shall be separated from the edge of road to the top of bank by a minimum five-foot shoulder. The depth of such systems shall not exceed two feet below crown of road. The side slope shall be a maximum of 4:1. The bottom of the system shall have a minimum width of two feet. The system slope shall be such that the maximum velocity does not exceed two feet per second. The system has to be designed in such a way as to incorporate driveway and crossroad drainage pipes; such systems shall be restored with topsoil and sod. Temporary check dams shall be placed in intervals not to exceed 300 feet.
 - (k) Headwalls. Storm drainage pipes which are part of an open swale drainage system shall be terminated with a headwall in accordance with standard specifications.
- (2) The developer shall complete all utilities and street improvements not specifically waived by the Commission in accordance with standard specifications as issued by the City Engineer and with any additional requirements specified by the Commission. Construction drawings shall be submitted in a form satisfactory to the City Engineer.
- (3) When the Commission or the City Engineer, due to planning considerations extraneous to the subdivision, requires a standard of improvements higher than that which is sufficient to serve the subdivision, the amount of the bond to be posted shall be deemed to be satisfactory if it adequately covers the cost of improvements which would be normally required.
- (4) The developer shall pay the review and inspection fees as set forth in Chapter 230, Zoning, § 230-57, Planning and zoning fees. The cost for each segment or phase of the development shall be paid prior to commencement of utility construction.

§ 200-6. - Variances and waivers.

Applicants may request, at the time of application submission, the varying or waiving of requirements of Chapter 200, and the Planning Commission may, at its discretion, recommend to City Council the varying or waiving of said requirements and request conditions that substantially secure the objectives of the requirements so waived. Upon the findings of the City Council that, due to special conditions peculiar to a subdivision or a site, certain requirements of these regulations are inappropriate or that strict compliance with said requirements may cause extraordinary and unnecessary hardships, the City Council may vary or waive said requirements, provided that such variance or waiver shall not be detrimental to the public health, safety or general welfare or have the effect of nullifying the intent and purpose of the Official Map, Chapter 230, Zoning, the Development Plan or this chapter. In varying or waiving certain requirements, the City Council may specify such conditions at will, in its judgment, secure substantially the objectives of the requirements so varied or waived.

FOOTNOTE(S):

⁽²⁷⁾ **Editor's note**— 1. Editor's Note: This ordinance also repealed former Ch. 200, Subdivision of Land, adopted 12-10-2001 by Ord. No. 2001-8, as amended. ([Back](#))

⁽²⁸⁾ **Editor's note**— 2. Editor's Note: See Ch. 230, Zoning. ([Back](#))

§ 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):

[Added 4-9-1990]

- (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.

[Added 6-11-2001 by Ord. No. 4-2001]

(11) Planned Residential Neighborhood Development.

[Added 11-27-2006 by Ord. No. 2006-15]

- (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:

[Added 9-8-2008 by Ord. No. 2008-13]

- (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.

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.

[Amended 11-27-2006 by Ord. No. 2006-15]

- (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.

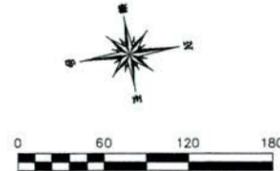
- (8)** Parking shall comply with the requirements provided in Article IV of this chapter.
- (9)** Signs shall comply with the requirements provided in Article VI of this chapter.
- (10)** Decks, subject to the following requirements:

[Added 11-27-2006 by Ord. No. 2006-15; amended 9-8-2008 by Ord. No. 2008-13]

- (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.

LANDS N/F
MILFORD SENIOR ASSOCIATES, LLC
C/O 4 DENNY RD

LANDS N/F
MILFORD CROSSING ASSOC. L.P.
C/O 4 DENNY RD

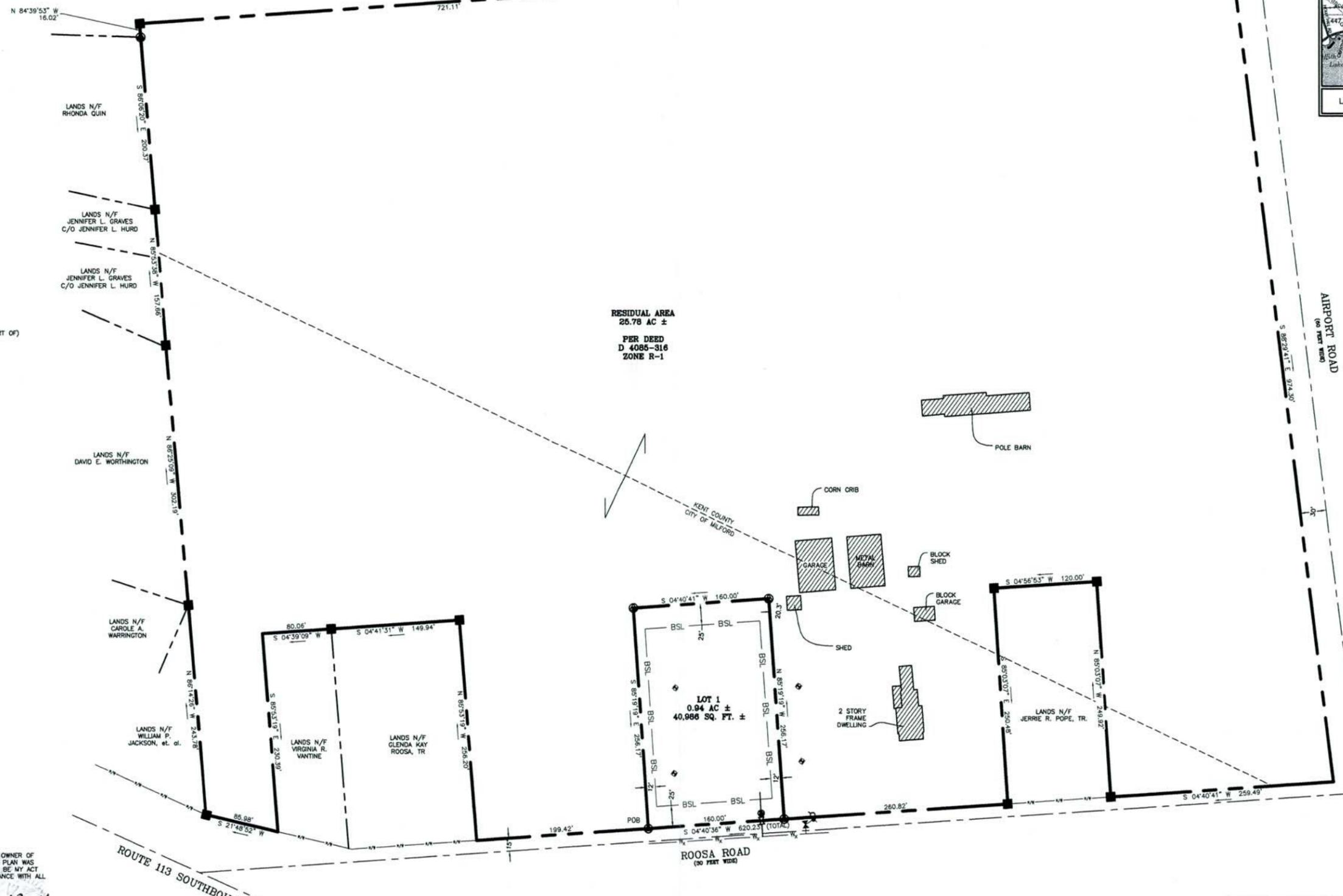


DATA COLUMN

TM#	MD-16-174.17-01-6.00 (PART OF)
ZONING AREA	R-1
LOT 1 RESIDUAL AREA	40,981 SQ.FT. ±
RESIDUAL RESIDUAL FRONTAGE	6.3 AC ±
SETBACKS	460' ±
FRONT:	25'
SIDE:	12'
REAR:	25'
SEWER WATER	ON SITE SEPTIC CITY OF MILFORD

- LEGEND:**
- ⊕ CAPPED REBAR SET
 - ⊕ SOIL BORING
 - ⊕ UTILITY POLE
 - ⊕ EXISTING FIRE HYDRANT
 - 10" EXISTING 10" WATER LINE ±
 - ⊕ EXISTING WATER VALVE
 - PROPOSED 1" WATER SERVICE
 - ⊕ PROPOSED WATER VALVE
 - ⊕ PROPOSED WATER METER
 - EXISTING RIGHT-OF-WAY
 - ⊕ FOUND CAPPED REBAR
 - FOUND CONCRETE MONUMENT
 - - - CITY LIMITS

RESIDUAL AREA
25.78 AC ±
PER DEED
D 4085-316
ZONE R-1



OWNERS CERTIFICATION
I, JACOB H. ROOSA III TRUSTEE, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

Jacob H. Roosa III
SIGNATURE/TITLE DATE 8-12-11

SURVEYOR'S CERTIFICATION
I, ROBERT W. NASH, P.L.S. 551, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD SURVEYING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

Robert W. Nash
ROBERT W. NASH, PLS 551 DATE 11/11

SOURCE OF BEARING: DE STATE PLANE NAD 83
SURVEY CLASSIFICATION: URBAN

MINOR SUBDIVISION OF LANDS OF JACOB H. ROOSA III, TRUSTEE	
CITY OF MILFORD	DATE: 9/15/10
KENT COUNTY, DELAWARE	W.O.: 10-6-189
Bob Nash ASSOCIATES	T.M.: MD-16-174.17-01-06.00 p/4 F.B.: 2-59 DISK: ROOSA.dwg
REV. 1/10/11 - MPW SHOW ENTIRE RESIDUE.	SCALE: 1" = 60'

Warning: Original paper plans contain a raised impression of a professional seal. Original mylar plans contain a red ink stamp of a professional seal. Unauthorized copies may contain fraudulent, incorrect, erroneous, or misleading information or omit important and relevant information. Do not use or rely on unauthorized copies.

**CITY OF MILFORD
PLANNING COMMISSION**

*Minutes of Meeting
April 19, 2011*

The regular monthly meeting of the Milford Planning Commission was held in the Joseph Ronnie Rogers Council Chambers, 201 South Walnut Street, Milford, DE 19963 on Tuesday evening, April 19, 2010.

PRESIDING: Chairman Charles Rini
IN ATTENDANCE: Commissioners Jamie Burk, Kim Hoey, William Lane, Karen McColley,
Dirk Gleysteen
ALSO: City Planner Gary Norris and Recording Secretary Christine Crouch

Mr. Rini called the meeting to order at 7:01 pm noting Mr. Pilla, Mr. Sharp and Mr. Campbell were absent.

***Bob Nash Associates on behalf of Jacob H. Roosa III Trustee; Project No 10-151
Final Minor Subdivision
917 Roosa Road
Tax Map MD-16-174.17-01-6.00, Area of Petition 7.30 +/- Acres; R-1 Zoning
Adoption of Resolution PC11-003***

Mr. Bob Nash of Nash Associates, representing the owners, explained the intent of the one lot minor subdivision is to cut out a 0.94 acre lot from a larger parcel for the purpose of constructing a single family home on the smaller lot.

Typically a final subdivision requires the applicant to submit Public Works approval, Conservation District approval, DeIDOT approval and Fire Marshal approval. For this project however, the lot is located on a City maintained street and therefore no DeIDOT approval is required.

Because this lot is situated on a street that does not have sewer service and the distance to the nearest main is greater than 300 feet, the site will not be required to hook to city sewer. Instead the house will have an onsite septic, which has been discussed with the Director of Public Works. Prior to the issuance of a building permit, a DNREC septic permit will be obtained and copied to the building department upon permit submission. The site will be served by City water and electric.

Mr. Rini called for commissioner's comments or questions. Having no questions or comments from the commission, Mr. Rini called for public comment. Hearing none he closed the public hearing.

Mrs. Stevenson made a motion to approve Resolution PC11-003, seconded by Mr. Gleysteen. The motion carried by a unanimous roll call vote.

Respectfully submitted,



Christine R. Crouch
Department Administrative Assistant/Recording Secretary

**CITY OF MILFORD
PLANNING COMMISSION**

RESOLUTION NO. PC11-003

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILFORD,
DELAWARE, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF
MILFORD**

**THE APPROVAL OF A FINAL MINOR SUBDIVISION FOR
JACOB H. ROOSA, III TRUSTEE
AT 917 ROOSA ROAD
FOR A TWO LOT SUBDIVISION
IN A R-1 ZONING DISTRICT
TAX MAP MD-16-174.17-01-6.00**

WHEREAS, the owner and applicant has made application with the City of Milford; and,

WHEREAS, the proposed application shall comply with the standards and regulations of the Code of the City of Milford; and,

WHEREAS, the Planning Commission met and heard said application during a public hearing on April 19, 2011; and,

WHEREAS, by a vote of 6 to 0 recommended approval of the application.

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission has recommended approval of the application to the Mayor and City Council of the City of Milford, Delaware with the following recommendations:

1. n/a

APPROVED: _____


Charles Rini,
Planning Commission Chairman

SIGNED: _____


Christine Crouch,
Planning Commission Rec Secretary

City of Milford



Proclamation 2011-3

Whereas, each and every school day, Milford Police Department's School Crossing Guards spend countless hours assisting our children across busy intersections as they arrive and depart from school; and

Whereas, the City of Milford places a top priority on child safety issues and awareness that plays a critical role in ensuring the safety of our children; and

Whereas, School Crossing Guards often encounter adversarial, dangerous and sometimes hostile attitudes during the performance of their duties; and

Whereas, these Guards provide an invaluable service to our community and receive little recognition or compensation for their tireless efforts.

Now, Therefore, I, Joseph Ronnie Rogers, by virtue of the authority vested in me as Mayor of the City of Milford, do hereby proclaim the week beginning May 1, 2011, as "School Crossing Guard Appreciation Week" in Milford, Delaware and invite all citizens to recognize these individuals for their commitment to the safety of our children.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of Milford this Twenty-Fifth day of April 2011.

MAYOR JOSEPH RONNIE ROGERS

Attest:

Teresa K. Hudson, City Clerk

City of Milford



PROCLAMATION

2011-1

POLICE WEEK & PEACE OFFICERS' MEMORIAL DAY

WHEREAS, the Congress and President of the United States have designated May 15, 2011 as Peace Officers' Memorial Day and the week in which it falls as National Police week; and

WHEREAS, the members of the law enforcement agency of Milford, Delaware play an essential role in safeguarding the rights and freedoms in Milford, Delaware; and

WHEREAS, it is important that all citizens know and understand the duties, responsibilities, hazards, and sacrifices of their law enforcement agency, and that members of our law enforcement agency recognize their duty to serve the people by safeguarding life and property, by protecting them against violence and disorder, and by protecting the innocent against deception and the weak against oppression; and

WHEREAS, the men and women of the Milford Police Department unceasingly provide a vital public service.

NOW, THEREFORE, I, Joseph Ronnie Rogers, by virtue of the authority vested in me as Mayor of the City of Milford, Delaware, call upon all citizens of Milford, Delaware, and upon all patriotic, civic and educational organizations to observe the week beginning May 15, 2011 as Police Week during which time all of our people may join in commemorating law enforcement officers, past and present, who, by their faithful and loyal devotion to their responsibilities, have rendered a dedicated service to their communities and, in so doing, have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens in the City of Milford.

I further call upon all citizens of Milford, Delaware, to observe May 15, 2011 as Peace Officers' Memorial Day in honor of those law enforcement officers who, through their courageous deeds, have made the ultimate sacrifice in service to their community or have become disabled in the performance of duty, and let us recognize and pay respect to the survivors of our fallen heroes.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Milford to be affixed this Twenty-Fifth day of April in the Year of our Lord Two Thousand and Eleven.

Mayor Joseph Ronnie Rogers

Attest _____

Reminder

**DELAWARE LEAGUE OF LOCAL GOVERNMENTS
MONTHLY DINNER MEETING
APRIL 28TH, 2011
SHERATON DOVER HOTEL
1570 NORTH DUPONT HIGHWAY
DOVER, DELAWARE**

SOCIAL HOUR: 6:00 P.M. - 6:45 P.M.
OPENING: 6:45 P.M. - 7:00P.M.
DINNER: 7:00 P.M. - 7:20 P.M.
PROGRAM: 7:20 P.M. - 8:00 P.M.

PROGRAM

Comcast Cable will sponsor the League meeting for April and we welcome our speaker, President of Delaware State University, Harry Lee Williams, Ed.D.

Dr. Harry Williams has served as the DSU provost and vice president of academic affairs since July 2008. Under Dr. Williams' leadership as provost, the University established a new general education program, a distance education strategic plan, and a Middle States Monitoring Report plan.

DSU prepares its students for the global challenges of the new millennium and beyond. It is a melting pot for education, and after graduation—wherever life takes them—its students are truly “making their mark on the world.”

We look forward to being able to offer new jobs to usher these graduates into Delaware and our local communities.

NEXT MEETING: MAY 26, 2011

Special diets can be accommodated with 24 hours notice

WE MUST HAVE YOUR RESERVATIONS NO LATER THAN April 20, 2011

Mail To: Delaware League of Local Governments
P.O. Box 484
Dover, Delaware 19903
Telephone: 302-678-0991 Fax: 302-678-4777

_____ will have _____ attendees
(Municipality/County/Agency)

PLEASE LIST THE NAMES OF THOSE ATTENDING

<u>Name</u>	<u>Title</u>
&	
&	
&	
&	
&	
&	

- () Check enclosed for () dinners @ \$20.00 each
- () Please direct bill the Municipality/County/Agency
- () Payment will be made at the door
- () Enclosed for () dinners @ \$20.00 each



**DELAWARE DEPARTMENT OF TRANSPORTATION
NEWS RELEASE**

DelDOT Public Relations / 800-652-5600 or 302-760-2080 / dot-public-relations@state.de.us / www.deldot.gov

April 15, 2011

Mispollion Bridge Will be Closed to Traffic for Painting

Milford -- The Department of Transportation (DelDOT) has scheduled bridge painting for the bridge over the Mispollion River in Milford along Rehoboth Boulevard. The project will begin on Monday, April 25 and end Friday, June 10. The painting includes the removal of the existing paint material and priming/recoating with a lead-free paint on the steel bridge. The contractor for these improvements is Marinis Brothers, Inc. of New Castle, Delaware.

The bridge will be closed with traffic detoured for the duration of this work. Motorists will be rerouted to North Rehoboth Boulevard onto Route 36/Cedar Beach Road to Route 1 to Northeast Front Street and return to North Rehoboth Boulevard.

Motorists should drive with caution, slow down in work zones, and never enter a roadway that has been blocked with barriers or cones.



Sussex County Association of Towns

P.O. Box 589 Georgetown, DE 19947

Town of Bethany Beach

Town of Bethel

Town of Blades

Town of Bridgeville

Town of Dagsboro

Town of Delmar

Town of Dewey Beach

Town of Ellendale

Town of Fenwick Island

Town of Frankford

Town of Georgetown

Town of Greenwood

Town of Henlopen Acres

Town of Laurel

City of Lewes

City of Milford

Town of Millsboro

Town of Millville

Town of Milton

Town of Ocean View

City of Rehoboth Beach

City of Seaford

Town of Selbyville

Town of Slaughter Beach

Town of South Bethany

Sussex County Council

MEETING NOTICE

LOCATION: Mango's
Garfield Parkway and The Boardwalk
Bethany Beach

DATE: May 4, 2011

TIME: 6:00 p.m. – Social
6:30 p.m. – Dinner

HOST: Town of Bethany Beach

SPEAKER: Governor Jack Markell

COST: \$24.00

MENU:

Please Select One:

- 1- Strip Steak with garlic mashed potatoes and vegetable
- 2- Salmon filet with black beans and rice and vegetable
- 3- Jerk Chicken with black beans and rice and vegetable
- 4- Veggie Pasta, linguine w/veggies, olive oil and parmesan cheese

House salad and dessert will also be served

For reservations, please call Lisa Kail at Bethany Beach Town Hall at 537-3771 no later than Friday, April 29th (with menu choice).

Please make checks payable to the Town of Bethany Beach.

***NOTICE ***

The Steering Committee will meet on Friday, May 6, 2011 at 9:00 a.m. at the Lighthouse Restaurant at the Sussex County Airport.

RSVP to Robin at 855-7743 or rgriffith@sussexcountyde.gov.

The cost of breakfast is \$9.00. Checks can be made payable to Lighthouse Landing Restaurant.



Comcast
5729 West Denneys Road
Dover, DE 19904

April 15, 2011

Mr. David Baird
City Manager
City of Milford
201 S. Walnut Street
Milford, Delaware 19963

Dear Mr. Baird:

In February, we notified you about our plans to enhance our network this Spring by fully digitizing all Comcast video services. This will enable us to deliver the world of all-digital entertainment to all customers. Over these past weeks, we have been informing our customers of this pending transition via multiple notices and providing them with the necessary equipment to process the digital signals.

We are now reaching the point where we are ready to start a staged transition of our video services to the all digital format. This transition will begin on or about **May 3**. Enclosed please find the most recent notices to customers. These notices provide detailed information regarding Comcast's digital improvements and the **schedule** for the transition.

The way people watch TV, listen to music, or surf the Internet is evolving to digital. In an effort to keep our customers ahead of that digital curve and to provide them with the products and services they want, we are enhancing our services in order to allow all our customers to enjoy the benefits of digital technology. Presently only customers who subscribe to our digital starter level of service or above have access to digital services. When completed, all our standard video customers will be able to enjoy these exciting new features depending on their tier of service:

- Access to thousands of hours of free programming On Demand;
- An on-screen programming guide, with search and parental control functions;
- A commercial-free music service with over 40 channels of uninterrupted music;
- Up to 100 HD channels and 1000 HD choices;
- And more entertainment options than ever before.

In addition the new enhancements will allow us to launch even faster internet speeds.

After we have converted our signals, all Comcast video services will be transmitted exclusively in digital format. **This means that all customers must have either a digital cable box or digital adapter from Comcast, or a third party device with a CableCARD™ for each television on which they wish to continue receiving Comcast video services.**

Comcast is providing up to three digital adapters to its current Limited Basic-tier customers at no additional cost. Customers who subscribe to higher tiers of service are provided up to one digital set-top box and two digital adapters at no additional cost. Customers with bulk service contracts receive digital equipment in accordance with their contract terms. Customers who would like more than the digital equipment included as part of their video service package may obtain additional equipment of their choice at the standard charge for each additional Digital Adapter Service and for each additional Digital Additional Outlet service.

Customers can obtain the equipment during service calls, visit a Comcast service center, call 1-877-634-4434 or go on-line to comcast.com/digitalnow to determine the best solution for their homes.

If you should have any questions or concerns regarding this matter, or any matter, please feel free to contact me at (302) 672-5936.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Thomas Worley', written in a cursive style.

R. Thomas Worley
Senior Director Government Regulatory Affairs

Check all of your TVs

You'll need to verify that *all* of your TVs are connected to a **digital set-top box** or **digital adapter**, or use a CableCARD™. If they are not, you can receive Digital Adapter Service on up to two additional outlets at no additional monthly service charge. **Without the right digital equipment, you may lose your current channels once the upgrade is complete.** Here's what each digital equipment choice provides:

Here's the equipment	Here's what it costs	Here's what you'll receive
Digital set-top box 	<ul style="list-style-type: none"> Digital Additional Outlet service starts at \$9.25 per outlet per month. 	<ul style="list-style-type: none"> Access to On Demand, an Interactive Program Guide and more All your current channels, plus channels only available through your set-top box (may differ depending on your package) Crisp digital picture and sound on every TV
Digital adapter 	<ul style="list-style-type: none"> Digital Adapter Service is available on up to 2 outlets at no additional monthly service charge. Additional Digital Adapter Service outlets are \$1.99 each per month. 	<ul style="list-style-type: none"> All your current channels, plus additional channels you don't receive now, like History International, Lifetime Movie Network and PBS KIDS Sprout Crisp digital picture and sound on every TV

Digital Channel Guide

This chart shows current channels customers receive with Comcast. If you are a new customer with digital set-top boxes, you may already receive the channels listed below.

The following channels will require a digital set-top box, digital adapter or CableCard.

Effective on or about May 3, 2011	TCM..... 59	MASN 33	TV Land 60	WBOC-CBS 6
MSNBC..... 28	truTV 72	Golf Channel..... 34	MTV..... 61	WMDT-ABC 7
Versus 35	Syfy 73	Speed 36	Comedy Central 62	Local Origination..... 8
TNT 38	Effective on or about June 7, 2011	FX..... 37	VH1 63	WCAU-NBC 10
Lifetime 42	CNBC..... 24	TBS 39	History Channel 64	WBAL-NBC 11
Food Network..... 44	FOX News Channel 25	Spike..... 40	BET..... 70	WJZ-CBS 13
Bravo 45	CNN 26	USA 41	TV ONE 71	QVC 14
HGTV 46	CNN Headline News..... 27	A&E 43	Effective on or about July 28, 2011	MASN2 17
E!..... 47	Comcast SportsNet - PA... 29	Discovery Channel 51	The Weather Channel 2	WCPB-PBS 22
TLC 50	Comcast SportsNet - MA .. 30	OWN 52	WMDT-CW-AN 3	WTTG-FOX 95
Animal Planet 53	ESPN 31	Nickelodeon..... 54	HSN 4	CSPAN 96
Cartoon Network..... 55	ESPN2 32	Disney Channel..... 56	WBOC-FOX 5	EWTN 98
AMC 58		ABC Family..... 57		WFDC-Univision 99

These channel will become available with your new digital equipment

On Demand 1	GSN 66/179	Biography 115	WBAL-Weath 208	Daystar 287
WRDE-LD 9	CMT 67/146	History International..... 116	WDPB-Art 257	TBN-JCTV 288
WDPB-SD 12	Hallmark Channel 69	Lifetime Movie Network.. 119	WDPB-YInfo 258	TBN 290
Jewelry TV..... 15/184	ION 80	PBS Kids Sprout 128	WCPB-Two 268	TBN-TCC 297
The Comcast Network 16	TV Guide Network..... 100	Hallmark Movie Channel. 157	WCPB-VME 269	WZDC-SD 600
style 48	Bloomberg..... 103	Fearnet On Demand..... 166	TBN-SMILE 282	WMDO-SD 612
G4 49/162	CSPAN2 104	WTXF-SD 190	ShopNBC 283	TBN-ENLACE 638
Travel Channel..... 65	CSPAN3 105	Leased Access..... 191	ION 286	

Click or Call. Install. That's All.

comcast.com/digitalnow 1-877-634-4434

xfinity®

XFINITY service not available in all areas. Limited to residential customers receiving Digital Cable service. Digital set-top box and remote required to receive On Demand services. Digital Adapter Service includes a Digital Adapter and remote. QAM tuner TVs will continue to receive Limited Basic channels 2-8, 10-11, 13-14, 17, 22, 95-96, 98-99 without a digital device. No additional equipment is necessary for TVs that use a CableCARD. Pricing subject to change. Applicable equipment, installation, taxes and franchise fees extra. Call for details. ©2011 Comcast. All rights reserved.

Welcome to the World of More!

As part of our network enhancement in your area, we are now able to offer more HD channels.

Light up your HDTV with new channels like these.



xfinity



Check out our new HD channels!

These channels will be added to Digital Economy*

Coming on or about May 17, 2011	
QVC HD	806
HSN HD	808
The Weather Channel HD	815
Spike HD	827
Comedy Central HD	828
Hallmark Channel HD	830
E! HD	833
Lifetime HD	835
truTV HD	841
BET HD	866
Cartoon Network HD	878

These channels will be added to Digital Starter*

Coming on or about May 17, 2011	
QVC HD	806
HSN HD	808
The Weather Channel HD	815
CNN Headline News HD	816
MSNBC HD	818
CNBC HD	819
Spike HD	827
Comedy Central HD	828
Hallmark Channel HD	830
Bravo HD	832
E! HD	833
style HD	834
Lifetime HD	835
Travel Channel HD	840
truTV HD	841
TV ONE HD	865
BET HD	866
G4 HD	867
Biography HD	874
History International HD	876
Cartoon Network HD	878
Nickelodeon HD	879
CMT HD	883
MTV HD	884
VH1 HD	886
TCM HD	890
Hallmark Movie Channel HD	894
Lifetime Movie Network HD	895
Investigation Discovery HD	899

These channels will be added to Digital Preferred*

Coming on or about May 17, 2011	
FOX Business Network HD	821
WE HD	836
ESPN News HD	852
Planet Green HD	873
Disney XD HD	877
Fuse HD	885
GMC HD	887
Encore HD	891
IFC HD	893

Coming on or about June 21, 2011:

Reelz Channel†	161
Pentagon	185
ESPN U HD	853
NHL Network HD	858
MLB Network HD	859

These channels will be added to Sports Entertainment Package*

Coming on or about June 21, 2011	
Crime & Investigation†	159
Military History Network†	176
Big Ten Network	855
Tennis Channel HD	862

These channels will be added to Sports Entertainment Package/Digital Preferred*

Coming on or about June 21, 2011	
ESPN U HD	853
NHL Network HD	858
MLB Network HD	859

These channels will be added to Pay-Per-View*

Coming on or about June 21, 2011	
IN DEMAND HD TEAM	787
IN DEMAND HD GAME	789

*HD Technology Fee subscription and a High Definition TV are required to view these HD channels.

†Digital equipment is required to view this channel.

Not available in all areas. Limited Basic Service required to subscribe to other levels of video service. Access to Limited Basic Service HD channels requires an HD Converter at an additional charge. Access to all other HD channels requires a subscription to the HD Technology Fee on the primary outlet. Applicable equipment, installation, taxes and franchise fees extra. Call for details. ©2011 Comcast. All rights reserved. Rehoboth-CBRLP2GE

IMPORTANT ACTION REQUIRED: We're upgrading our network – check *all* of your TVs to see if you have the right digital equipment.

xfinity

[Month 2010] Update on Network Upgrade for:

John Q. Sample
123 Any Street
Apt. 1-A
Anytown, US 12345-6789

Unique Digital ID #: [XXXX-XXXX-XXXX-XXXX]
Account #: [XXXXXXXXXXXX]
Home Phone #: [XXX-XXX-XXXX]

**FIND THE LATEST NETWORK
UPGRADE NEWS AT
comcast.com/digitalnow**

Soon you'll enjoy TV, Internet and Voice service made possible by Comcast's network upgrade to an all-digital platform. This means all your channels 2-7, 10-11, 13-15, 17, 22, 25-47, 50-64, 69-73, 95-96, 98-99 will be broadcast exclusively in digital format beginning **on or about May 3, 2011**.

After the upgrade, any TV without digital equipment may no longer receive these channels. You'll need to make sure you have the right digital equipment for each of your TVs at [SERVICE ADDRESS INFORMATION].

Follow these simple steps:

1 Check your TVs for digital equipment

DIGITAL SET-TOP BOX



DIGITAL ADAPTER



Actual equipment may vary.

To continue receiving all of your current channels, you should check each TV in your home to see if it's connected to a digital set-top box, digital adapter or CableCARD™ device (like a TiVo). If it is, that TV **does not** need any additional equipment.

If *all* of your TVs are connected to a digital set-top box, digital adapter or CableCARD device, there's nothing you need to do!

If you still need digital devices, go to steps 2 and 3.

2 Order equipment at comcast.com/digitalnow

- Have your Unique ID or account # handy (at the top of this letter)
- Receive one digital set-top box and Digital Adapter Service on up to two additional outlets at no additional monthly service charge
- There's no charge for shipping this order, and it's easy to install. Professional installation is available at an additional charge
- Digital Additional Outlet service starts at \$9.25 per outlet per month, and additional Digital Adapter Service outlets are \$1.99 each per month.
- You can also order your equipment by calling 1-877-634-4434

3 Activate your equipment

It's easy — visit comcast.com/digitalnow; you'll find helpful tips, FAQs and step-by-step self-installation videos.

Order before May 3, 2011!

The digital set-top box and digital adapter provide:

- All your current channels in crisp digital picture and sound
- Access to more channels like History International, Lifetime Movie Network and PBS KIDS Sprout

Plus, with a set-top box, you'll also receive:

- On Demand programming and the Interactive Channel Guide

WITH XFINITY, YOU'LL HAVE ACCESS TO:

- The fastest Internet
- Triple the HD channels
- TV on your computer
- An On Demand library approaching 20,000 titles

XFINITY service not available in all areas. Limited to residential customers receiving Limited Basic Service or Full Standard Service. Digital set-top box and remote required to receive Interactive Program Guide, On Demand, HD and other addressable services. Digital Adapter Service includes a Digital Adapter and remote. Access to HD channels requires an HD set-top box at an additional cost. QAM tuner TVs will continue to receive Limited Basic channels 2-7, 10-11, 13-15, 17, 22, 95-96, 98-99, without a digital device. Pricing subject to change. Applicable equipment, installation, taxes and franchise fees extra. Call for details. ©2011 Comcast. All rights reserved. Salisbury-B2-CBRLP2AE

Comcast.

**Carlisle Fire Company
PO Box 292
Milford, DE 19963**

MISPILLION LIFE RING PROJECT

Name: _____

Date: _____

Organization: _____

Address: _____

Phone Number: _____

My organization/business _____ would like to contribute \$ _____ to the Mispillion Life Ring Project sponsored by Carlisle Fire Company. We have made an additional contribution of \$ _____ to go in to the Dee'jion Fullman Scholarship fund. My Organization/ Business would like our Life Ring Station installed in the area of _____ along the Mispillion River Walk. My Organization/Business would like the plaque that will be installed along with our Life Ring Station to read;

**The cost of the plaque will be the responsibility of your organization/business.
Example of plaque;**

This life ring station was donated by (your name) or your organization/Business.

The Carlisle Fire Company and the City Of Milford would like to thank you for your generous donation towards the Mispillion Life Ring Project. Without your contribution this project would not be successful.

**Thank You,
The Mispillion Life Ring Committee**

(signature of your organization) date

(committee member's signature) date

PLEASE RETAIN A COPY OF THIS DONATION FOR YOUR RECORDS

**Carlisle Fire Company
PO Box 292
Milford, DE 19963**

MISPILLION LIFE RING PROJECT

On August 16th, 2010, Dee'jion Fullman lost his life, simply trying to retrieve a basketball that had rolled in to the Mispillion River. Dee'jion went into the water to retrieve his basketball and never returned home to his family.

As a result of this tragedy, Carlisle Fire Company has formed The Mispillion Life Ring Committee to raise money and awareness regarding safety among our waterways in an effort to help preserve the life of our citizens. To accomplish this goal, Carlisle Fire Company would like to provide Life Ring Stations along the River Walk and areas of concern. The committee is also working to provide Water Safety Education Awareness to the citizens of Milford and the surrounding areas.

We would like to take this opportunity to ask your organization to contribute or sponsor a Life Ring Station. If your organization would like to sponsor a complete station, a plaque will be placed at that station, recognizing your organizations contribution. All additional contributions will go towards a one-time scholarship in the memory of Dee'jion Fullman, to be awarded to a student from his graduating class.

The cost of each Life Ring Station is as follows:

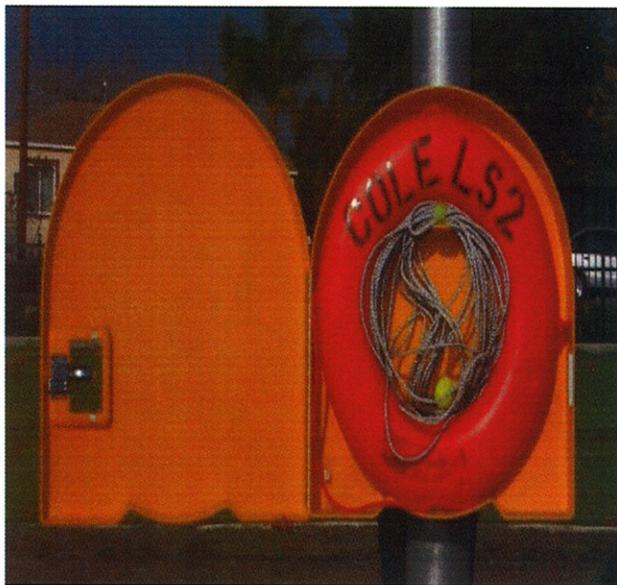
1- Life Ring Cabinet	
1-30 in. Life Ring	
90 ft. of throw line	\$368.00
Cabinet base (optonal)	\$ 97.00
1- Audible alarm	\$ 25.00
1- Plaque	\$
Shipping	<u>\$ 46.00</u>
Total	\$536.00

If you would like to donate to the project or sponsor a Life Ring Station make your check out to Carlisle Fire Company-Life Ring Project. The Mispillion Life Ring Committee will pick up your donation and take a picture of you and your organization with a Life Ring Station.

LIFE RING STATIONS



❧ EXAMPLE OF LIFE SAFETY RINGS TO BE INSTALLED IN COMMUNITY



Ordinance 2011-5

Section 5.

D. Outdoor Wood Burning Furnaces.

(1) Prohibited.

(A) The construction and operation of outdoor wood burning furnaces is hereby prohibited within the City of Milford.

(2) Nonconforming Uses.

(A) All wood burning furnaces operating within the City of Milford must be removed by the property owner from the subject premises no later than April 30, 2012. This will allow for an alternate source of heat to be established. During the transition, such use shall conform with the following provisions:

(1) Only firewood and untreated lumber are permitted to be burned in any outdoor furnace.

(2) Wood stored in a neat pile no closer than five feet from side and rear property lines.

Ordinance 2011-6 Recreational Vehicles (Zoning Code)

230-44 Prohibited uses.

EXISTING:

- B. The parking, storing or keeping of a dismantled, inoperative or discarded motor vehicle or any parts thereof unless within an enclosed building.*

PROPOSED CHANGE

- B. The parking, storing or keeping of a dismantled, inoperative or discarded motor vehicle, to include, but not limited to cars, boats, boat trailers, campers, tractors or any parts thereof unless within an enclosed building. All vehicles requiring tags/registration must be valid at all times and vehicles maintained in its original configuration. All boats requiring a trailer for transportation must be stored on a registered trailer.*

230-20 General Provisions.

EXISTING:

- I. Boat, trailer, bus and van parking. In any residential district, no house trailer, camper, boat trailer, bus or boat shall be parked in the front yard. Parking is allowed in the side or rear yards five feet from the property line if it does not take up space normally occupied by an automobile.*

PROPOSED CHANGE

- I. Boat, trailer, bus and van parking. In any residential district, no house trailer, camper, boat trailer, bus or boat shall be parked in the front yard. Parking is allowed in the side or rear yard five feet from the property line. and cannot take up space normally occupied by an automobile. All vehicles requiring a trailer for transportation must be stored on a registered trailer.*