

**CITY OF MILFORD  
NOTICE OF REVISED ORDINANCE ADOPTION**

NOTICE IS HEREBY GIVEN that the following ordinance was adopted during a meeting of Milford City Council on July 24, 2023\*:

**ORDINANCE 2023-26**

Application of Cypress Hall on behalf of Shawnee Farm, LLC  
91.69 +/- acres of land located along the west side of Route 113  
approximately 3,100 feet south of the Shawnee Road intersection  
Application Type: Conditional Use – Comprehensive Sign Plan  
Comprehensive Plan Designation: Moderate Density Residential  
Zoning District: R-3 (Garden Apartment and Townhouse District)  
Present and Proposed Use: Planned Unit Development  
Tax Parcel: 1-30-3.00-261.01, 1-30-3.00-562.00 thru 659.00

WHEREAS, Chapter 230-24.25 of the Code of the City of Milford allows major subdivision to submit a Comprehensive Signage Plan for review as a conditional use application; and

WHEREAS, the purpose of the Comprehensive Signage Plan is to allow flexibility in design standards outlined in Chapter 230 related to subdivision or site plan signage, including size, number, height and area regulations; and

WHEREAS, the owners of the property, as described herein, have petitioned the City of Milford to amend their Comprehensive Signage Plan by installing an eleven (11) foot tall two-sided freestanding sign containing 27 square feet for each sign face; and

WHEREAS, the City of Milford Planning Commission will consider the application during their meeting on Tuesday, July 18, 2023, at which time interested parties will be permitted to publicly comment on the application so that an informed recommendation can be provided to City Council; and

WHEREAS, Milford City Council will hold a Public Hearing on Monday, July 24, 2023 to allow for additional public comment and review of the Ordinance, at which time a final determination is expected; and

WHEREAS, the notice as required by Chapter 230, has been published in the Delaware State News on June 29, 2023, and was provided to property owners within 200 feet of the subject parcel; and

WHEREAS, this Ordinance becomes effective ten days following the date of its adoption.

NOW, THEREFORE, the City of Milford hereby ordains as follows:

*Section 1.* Upon the adoption of this Ordinance, Cypress Hall on behalf of Shawnee Farm, LLC is hereby granted a Conditional Use to amend their Comprehensive Sign Plan at their site located along the west side of Route 113 approximately 3,100 feet south of the Shawnee Road intersection, currently zoned R-3 (Garden Apartment and Townhouse District), in accordance with the application, approved plans and any conditions set forth by City Council.

*Section 2.* Construction shall commence within one year of the date of issuance of the permit otherwise the conditional use becomes void.

Section 3. Dates.

Planning Commission Review & Public Hearing: July 18, 2023\*

City Council Introduction: July 10, 2023\*

City Council Adoption: July 24, 2023\*

Effective: August 3, 2023\*

To review a complete list of City of Milford Ordinances or the City of Milford Code, please access the City of Milford website at [www.cityofmilford.com](http://www.cityofmilford.com) or contact the City Clerk's Office at 302-422-1111.

DSN 08/03/2023

\*Dates Corrected REPUBLISHED 08/08/2023