

**CITY OF MILFORD  
NOTICE OF ORDINANCE ADOPTION**

NOTICE IS HEREBY GIVEN that the following ordinance was adopted during a meeting of Milford City Council on September 25, 2023:

**ORDINANCE 2023-37**

Legal Owner Mispillion Realty LLC for a Change of Zone from  
R-1 (Single-Family Residential District) to C-3 (Highway Commercial)  
on 1.73 +/- acres of land located along the east side of S. Dupont Boulevard  
approximately 235 feet north of the Donovan Street Intersection  
Address: 839 South DuPont Boulevard, Milford, DE  
Present Use Single-family Detached Dwelling & Vacant Lot;  
Proposed Use Single-family Detached Dwelling  
Tax Map & Parcels 1-30-3.15-014.00 & 1-30-3.15-015.00

WHEREAS, the property owner has petitioned the City of Milford Planning and Zoning Office for a Change of Zone from R-1 to C-3 on 1.73 +/- acres of land at 839 South DuPont Boulevard; and

WHEREAS, the Change of Zone request to Commercial is consistent with the Adopted 2018 Comprehensive Plan Future Land Use Map, as amended; and

WHEREAS, the City of Milford Planning Commission considered the application during their regular meeting on September 19, 2023, at which time interested parties had the opportunity to comment on the application to assist in an informed recommendation to City Council; and

WHEREAS, Milford City Council held a Public Hearing on September 25, 2023 to allow additional public comment, after which City Council made a final determination; and

WHEREAS, as required by Chapter 230, the Public Notice was published in the Delaware State News on September 3, 2023 and 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 by City Council.

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

Section 1. Chapter 230 states the purpose of the C-3 district is to provide for larger-scale commercial uses that may require large amounts of parking space or have a high traffic impact, and generally require locations on major arterial routes and serve both local and regional customers.

Section 2. A Single-Family Detached Dwelling is a permitted use within the C-3 Zoning District.

Section 3. The adoption of this Ordinance grants Mispillion Realty LLC a Change of Zone to C-3 on 1.73 +/- acres of land at 839 South DuPont Boulevard in Sussex County, Milford, Delaware, Tax Map/Parcels 1-30-3.15-014.00 & 1-30-3.15-015.00.

Section 4. Any future use of the property must comply with Chapter 230 (Zoning Code) and the C-3 (Highway Commercial District) uses and area regulations.

Section 5. Dates.

Planning Commission Review & Public Hearing: September 19, 2023

City Council Introduction: September 11, 2023

City Council Public Hearing: September 25, 2023

Effective: October 5, 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 telephone the City Clerk's Office at 302-422-1111.

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