

**TOWN OF GEORGETOWN
TOWN COUNCIL MEETING AGENDA**

Meeting Date: Wednesday, February 25, 2015
Location: Town Hall, 39 The Circle, Georgetown, DE
Time: 6:45 Public Hearing
7:00 P.M. Regular Meeting

6:45 Public Hearing – Ordinance #2015-2 Supportive Housing Facility
Ordinance #2015-4 Signs in UB1 and UB2

7:00 P.M. Regular Meeting

1. Pledge of Allegiance
2. Invocation
3. Adoption of Agenda
4. Approval of February 11, 2015 Town Council Minutes
5. Sussex Academy Foundation – Comprehensive Plan Amendment
6. 1st Reading of Ordinances
 - A. Ordinance #2015-2 Supportive Housing Facility
 - B. Ordinance #2015-4 Signs in UB1 and UB2
7. 2nd Reading & Adoptions of Ordinances
 - A. Ordinance #2015-5 Clothing Donation Bin
 - B. Ordinance #2015-6 Subdivision/Site Plan Inspection Fees
8. Departmental Reports
 - A. Gene Dvornick – Town Manager
9. Public Comment
10. Adjournment

The agenda items as listed may not be considered in sequence. This agenda is 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 meeting. Persons with disabilities requiring special accommodations to attend this meeting should contact the Town Office in writing 72 hours in advance of the meeting, stating their needs in order to have them addressed under the requirements of the Americans with Disabilities Act (ADA).



ORDINANCE 2015-2

AN ORDINANCE TO AMEND THE CODE OF THE TOWN OF GEORGETOWN, ENTITLED CHAPTER 230, ZONING

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF GEORGETOWN, DELAWARE:

Section 1. The Code of the Town of Georgetown, Delaware is hereby amended to add the following:

§230-5. Definitions.

SUPPORTIVE HOUSING – This term shall collectively refer to housing for Persons who may be considered disabled, handicapped or in recovery from chemical dependency, under federal or Delaware law, and shall include the following categories of defined housing in this Section: “Developmental Disability Facilities” (Group Home, Neighborhood Home, Rest (Family Care) Home); “Mental Health Facility” (Group Home); “Sober House – Licensed”; and “Sober House – Self Governed.” “Transitional Housing” is a type of Supportive Housing for homeless or at-risk homeless, and is considered “Supportive Housing”, but is not, as defined herein, housing specifically targeted to serve persons who are considered disabled, handicapped or in recovery from chemical dependency.

Supportive Housing Facilities capable of serving 10 or fewer residents shall be considered a single family residential use. See §230-259 Supportive Housing Zoning Matrix.

Supportive Housing Facilities capable of serving between 11 and 19 residents shall be considered a multiple family residential use. See §230-259 Supportive Housing Zoning Matrix.

Supportive Housing Facilities capable of serving 20 or more residents must apply for and obtain a conditional use permit for operation in certain districts, as noted in §230-259 Supportive Housing Zoning Matrix.

Section 2. The Code of the Town of Georgetown, Delaware is hereby amended to add the following:

ARTICLE XXX Supportive Housing

§230-246. Introduction

§230-247. Declaration of Policy

§230-248. Registration Requirement

§230-249. Separation Requirement.

§230-250. Compliance with other zoning requirements.

§230-251. Reasonable Accommodation/Appeal.

§230-252. Requesting reasonable accommodation.

§230-253. Application

§230-254. Jurisdiction and proceedings.

§230-255. Findings.

§230-256. Appeals.

§230-257. Fees.

§230-258. Recordkeeping.

§230-259. Supportive Housing Zoning Matrix.

§230-246. Introduction.

The Town of Georgetown recognizes that Supportive Housing offers individuals opportunities for involvement in community life, while residing in safe, affordable housing.

§230-247. Declaration of Policy.

The Town Council of the Town of Georgetown, Delaware, hereby declares it to be the policy of the Town to adopt, ratify and implement in the operations of Town government, the anti-discrimination laws and policies embodied in Delaware and Federal law, as to housing and zoning issues, including but not limited to the Federal Fair Housing Act and Amendments (FHAA), 42 U.S.C. Ch. 45 and the Delaware Fair Housing Act, 6 Del.C. Ch. 46. It is further the policy of the Town to provide an administrative procedure through which any disputes concerning the same may effectively and expeditiously be resolved with fairness and due process for all parties concerned.

§230-248. Registration Requirement.

Owners and operators of Supportive Housing Facilities must obtain any necessary Town license(s) and register the facility with the Town Planning Department on forms provided for that purpose and certify compliance with all applicable ordinances. If a Supportive Housing Facility is licensed by the State, it shall provide a current copy of that license. Owners and Operators of Supportive Housing Facilities must notify the Planning Department of any change of use, change in maximum number of residents, transfer or termination of a Supportive Housing use, and revise the facility registration as appropriate.

§230-249. Separation Requirement.

It is necessary and desirable to provide suitable sites for Supportive Housing Facilities in residential areas and in various zoning classifications provided that, in furtherance of the goals of de-institutionalization and dispersal, and to facilitate the full integration of residents of Supportive Housing Facilities into the community, no Supportive Housing Facility may be located less than five hundred (500) feet from any other Supportive Housing Facility, measured from property line to property line. This provision shall not apply to any Facilities considered "single family residences" under this Chapter.

§230-250. Compliance with other zoning requirements

Supportive Housing Facilities shall be expected to comply with all zoning and housing requirements (e.g. exterior appearance, occupancy limits, signage, etc.) in the same manner as other properties in the same zoning classification.

§230-251. Reasonable accommodation/appeal.

Notwithstanding any other provision of this Code to the contrary, any individual, group or entity aggrieved by any action or regulation of the Town regarding a Supportive Housing Facility may make a request for reasonable accommodation from any provision of the Code by which they are aggrieved, pursuant to the procedures set forth in this Chapter.

It is the policy of the Town of Georgetown to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures to ensure equal access to housing. This Chapter establishes a procedure for making requests for reasonable accommodation in land use, zoning, policies, practices and procedures of the Town of Georgetown to comply fully with the intent and purpose of fair housing laws.

§230-252. Requesting Reasonable Accommodation.

In order to make specific housing available to one (1) or more individuals with disabilities, a disabled person or a person acting on his or her behalf at his or her request (collectively, the "applicant") may request a reasonable accommodation relating to the various land use or zoning rules, policies, practices and/or procedure of the Town applicable to such housing.

§230-253. Application.

1. A request by an applicant for reasonable accommodation relating to land use or zoning rules, policies, practices and/or procedures shall be made in writing on a reasonable accommodation request form provided by the Town of Georgetown. The form shall contain:

a. The address and current zoning for the property;

b. The name, phone number and address of the owner of the fee interest of the property (if other than the applicant);

c. The nature of the disability that requires the reasonable accommodation. In the event that the specific individuals who are expected to reside at the property are not known to the applicant in advance of making the application, the applicant shall not be precluded from filing the application, but shall submit details describing the range of disabilities that prospective residents are expected to have to qualify for the housing. The applicant shall notify the Town, in the event the residents at the location are not within the range described. The Town shall then determine if an amended application and subsequent determination of reasonable accommodation is appropriate;

d. The specific type(s) of accommodation (e.g. waiver or modification of applicable rule or policy) requested by the applicant. To the extent practicable,

this portion should include information concerning the impact of the reasonable accommodation on the adjoining properties and area, the number of people who are expected to be availing themselves of the reasonable accommodation, the estimated number of people in an average week who will be necessary to provide services to the person(s) with disabilities at the property on an on-going basis, whether or not this type of reasonable accommodation is required to obtain a license from any State or County authority to operate, and any other information the applicant thinks would assist in determining the reasonableness of the accommodation;

e. The applicant should also note, if known, whether this accommodation requires any additional licensure from the Town (e.g., business or rental license); and

f. Whether the accommodation requested may be necessary to afford one (1) or more disabled persons equal opportunity to use and enjoy a specific dwelling, identifying such persons, if known.

g. A statement by the applicant, along with any supporting information, about why such accommodation is necessary in order to meet the particular needs of the residents, or why the accommodation is of therapeutic benefit to the residents.

The applicant shall furnish the Town all information necessary for processing the reasonable accommodation request, including any additional information which the Town may request or deem necessary to complete and evaluate a reasonable accommodation request form.

2. The applicant is entitled to be represented at all stages of the proceedings identified in this Section by a person designated by the applicant.

3. Should the information provided by the applicant to the Town include medical information or records of the applicant, including records indicating the medical condition, diagnosis or medical history of the applicant, the applicant may, at the time of submitting such medical information, request that the Town, to the extent allowed by law, treat such medical information as confidential information of the applicant.

4. The Town shall provide written notice to the applicant, and any person designated by the applicant to represent the applicant in the application proceeding, of any request received by the Town for disclosure of the medical information or documentation which the applicant has previously requested be treated as confidential by the Town. The Town will cooperate with the applicant, to the extent allowed by law, in actions initiated by the applicant to oppose the disclosure of such medical information or documentation.

1. The Town Manager, or his/her designee ("Town Manager/designee"), shall have the authority to consider and act on requests for reasonable accommodation. When a request for reasonable accommodation is filed with the Town, it will be referred to the Town Manager/designee for review and consideration. The Town Manager/designee shall issue a written determination within thirty (30) days of the date of receipt of a completed application and may:

a. Grant the accommodation request, or

b. Deny the request, in accordance with law.

Any such denial shall be in writing and shall state the grounds therefor. All written determinations shall give notice of the right to appeal and the right to request reasonable accommodation in the appeals process. The notice of determination shall be sent to the applicant by certified mail, return receipt requested and by regular mail.

2. If reasonably necessary to reach a determination on the request for reasonable accommodation, the Town Manager/designee may, prior to the end of said thirty (30) day period, request additional information from the applicant, specifying in detail what information is required. The applicant shall have fifteen (15) days after the date of the request for additional information to provide the requested information. In the event a request for additional information is made, the thirty (30) day period to issue a written determination shall be stayed. A written determination shall be issued by the Town Manager/designee within thirty (30) days after receipt of the additional information. If the applicant fails to provide the requested additional information within said fifteen (15) day period, a written determination shall be issued by the Town Manager/designee within thirty (30) days after expiration of said fifteen (15) day period.

§230-255. Findings.

The following findings, while not exhaustive of all considerations and findings that may be relevant, must be made before any action is taken to approve or deny a request for reasonable accommodation and must be incorporated into the record relating to such approval or denial:

1. Whether the accommodation requested may be necessary to afford one (1) or more persons with disabilities equal opportunity to use and enjoy a specific dwelling;

2. Whether the requested accommodation would require a fundamental alteration to the Town's zoning scheme; and

3. Whether the requested accommodation would impose undue financial or administrative burdens on the Town.

A request will be considered “reasonable” only if the answers to both findings (2) and (3) above is “no.”

If a request for reasonable accommodation is approved, the written determination may specify any relevant standards and conditions that the Supportive Housing Facility shall follow, including but not limited to, the maximum number of residents based upon State law (e.g. Fire Marshal) and Town Code, specifics of operation, and parking plan.

This Section does not obligate the Town to grant any accommodation request unless required by Federal or Delaware State law.

§230-256. Appeals.

1. Within thirty (30) days after the date the Town Manager/designee mails a written adverse determination, to the applicant, the applicant requesting reasonable accommodation may appeal the adverse determination to the Board of Adjustment.

2. All appeals shall contain a statement of the specific grounds for the appeal.

3. The Town will provide the applicant with the necessary information as to how to file and process an appeal. Applicants are entitled to be represented at all stages of the administrative appeal proceeding by a person designated by the applicant.

4. Appeals shall be to the Board of Adjustment, which shall hear the matter and render a determination as soon as reasonably practicable, but in no event later than sixty (60) days after an appeal has been filed. All determinations on appeal shall address and be based upon the findings identified in §230-255 of this article.

5. An applicant may request reasonable accommodation in the procedure by which an appeal will be conducted.

§230-257. Fees.

The Town shall not impose any additional fees or costs in connection with a request for reasonable accommodation under the provisions of this Article or an appeal of a denial of such request by the Town Manager/designee. However, nothing in this Article obligates the Town to pay an applicant's attorney fees or costs.

§230-258. Recordkeeping.

The Town shall maintain records of all requests submitted under the provisions of this Article, and the Town's responses thereto.

§230-259. Supportive Housing Zoning Matrix.

SUPPORTIVE HOUSING ZONING MATRIX														
LEGEND: P = Permitted; N = Not Permitted; CU = Conditional Use														
Use	UR1 - Urban Residential	UR2 - Medium Residential	UR3 - Neighborhood Residential	MR1 - Multifamily Residential	MR2 - Townhouse Residential	UB1 - Urban Business	UB2 - Neighborhood Business	UB3 - Professional Business	HC - Highway Commercial	LI1 - Limited Industrial	LI2 - Light Industrial	HD - Historic	ED - Education	AR1 - Agricultural
	RESIDENTIAL					BUSINESS AND COMMERCIAL				INDUSTRIAL		MIXED		
Supportive Housing Facility, serving 10 or fewer residents	P	P	P	P	P	P	P	P	P	P	P	P	N	P
Supportive Housing Facility, serving between 11 and 19 residents	N	N	N	P	P	N	N	N	P	P	P	N	N	N
Supportive Housing Facility, serving 20 or more residents	N	N	N	CU	CU	N	N	N	P	P	P	N	N	N

Section 3. This ordinance shall become effective upon its adoption by a majority of the members elected to the Town Council.

BE IT ENACTED by the Town Council of the Town of Georgetown, Delaware on the _____ day of _____, A.D., 2015.

Bill West, Mayor

Chris Lecates, Secretary

1ST Reading: February
2nd Reading: February
Adoption: February



ORDINANCE NO. 2015-4

**AN ORDINANCE TO AMEND THE CODE TO THE
TOWN OF GEORGETOWN, CHAPTER 230, ZONING**

THE TOWN COUNCIL OF THE TOWN OF GEORGETOWN IN COUNCIL MET AND
HEREBY ORDAINS:

Section 1. Chapter §230, Zoning, of the Code of the Town of Georgetown is hereby
amended as follows:

§ 230-167. Signs permitted in UB1 Districts.

The following signs may be erected and maintained in a UB1 Urban Business District:

- F. No more than two signs are permitted per permitted use, only one of which may be a
ground sign. **A corner lot may have one (1) additional detached, on-premise sign
adjacent to a second entrance or one (1) wall sign. Wall sign shall not exceed a
maximum of 20 square feet or 10 percent of the wall area.**

§ 230-168. Signs permitted in UB2 Districts.

The following signs may be erected and maintained in a UB2 Neighborhood Business District:

- B. One detached on-premises sign or combination of signs, with total signage not to exceed
12 square feet of area, nor eight feet in height, identifying the permitted business uses on
the premises. Said sign may be externally illuminated, but the source of illumination must
be arranged so that no direct rays of light are projected into any single-family residential
district or any public street. **A corner lot may have one (1) additional detached, on-
premise sign adjacent to a second entrance or one (1) wall sign. Wall sign shall not
exceed a maximum of 20 square feet or 10 percent of the wall area.**

Section 2. This Ordinance shall become effective following its adoption by a
majority vote of all members elected to the Town Council.

BE IT ENACTED by the Town Council of the Town of Georgetown, Delaware on the
_____ day of _____ A.D., 2015.

Bill West, Mayor

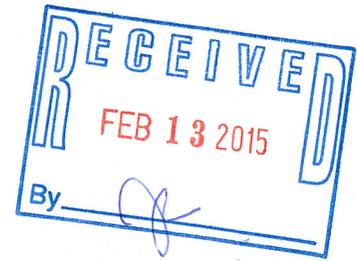
Chris Lecates, Secretary

1ST Reading: February 25, 2015

2nd Reading: March 11, 2015

Adoption: March 11, 2015

Sussex Academy Foundation



February 9, 2015

Mayor & Council
Town of Georgetown
39 The Circle
Georgetown, DE 19947

Attn: Mayor Bill West

Re: Sussex Academy
Athletic Facilities
Georgetown, Delaware

Dear Mayor West:

Sussex Academy wishes to expand our athletic facilities in order to offer a full high school experience. For this purpose, we have recently purchased additional lands adjacent to our school. The following two (2) parcels have been purchased as shown on the attached exhibit:

Tax Parcel 135-15-132.01
Tax Parcel 135-15-129.00

We desire that the lands be rezoned ED-Education to match the zoning of the original school parcel. We understand that an Amendment to the Comprehensive Plan will be needed in order to initiate the rezoning process. Accordingly, we hereby request a Comprehensive Plan Amendment to change the zoning of the subject parcels from UR-1 to ED-Education.

Thank you for your cooperation.

Sincerely,

Sussex Academy Foundation, Inc.


Joseph M. Schell
Chairman

cc: Town of Georgetown, Attn: Jocelyn Godwin, Planning Administrator
GMB, Attn: Judy A. Schwartz, PE



Sussex Academy Foundation requesting two (2) parcels 129.00 and 132.01 currently zoned UR-1 (Urban Residential) to be rezoned ED-Education to match the zoning of the current school parcel.



ORDINANCE 2015-2

AN ORDINANCE TO AMEND THE CODE OF THE TOWN OF GEORGETOWN, ENTITLED CHAPTER 230, ZONING

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- §230-253. Application
- §230-254. Jurisdiction and proceedings.
- §230-255. Findings.
- §230-256. Appeals.
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It is necessary and desirable to provide suitable sites for Supportive Housing Facilities in residential areas and in various zoning classifications provided that, in furtherance of the goals of de-institutionalization and dispersal, and to facilitate the full integration of residents of Supportive Housing Facilities into the community, no Supportive Housing Facility may be located less than five hundred (500) feet from any other Supportive Housing Facility, measured from property line to property line. This provision shall not apply to any Facilities considered "single family residences" under this Chapter.

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Notwithstanding any other provision of this Code to the contrary, any individual, group or entity aggrieved by any action or regulation of the Town regarding a Supportive Housing Facility may make a request for reasonable accommodation from any provision of the Code by which they are aggrieved, pursuant to the procedures set forth in this Chapter.

It is the policy of the Town of Georgetown to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures to ensure equal access to housing. This Chapter establishes a procedure for making requests for reasonable accommodation in land use, zoning, policies, practices and procedures of the Town of Georgetown to comply fully with the intent and purpose of fair housing laws.

§230-252. Requesting Reasonable Accommodation.

In order to make specific housing available to one (1) or more individuals with disabilities, a disabled person or a person acting on his or her behalf at his or her request (collectively, the "applicant") may request a reasonable accommodation relating to the various land use or zoning rules, policies, practices and/or procedure of the Town applicable to such housing.

§230-253. Application.

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a. The address and current zoning for the property;

b. The name, phone number and address of the owner of the fee interest of the property (if other than the applicant);

c. The nature of the disability that requires the reasonable accommodation. In the event that the specific individuals who are expected to reside at the property are not known to the applicant in advance of making the application, the applicant shall not be precluded from filing the application, but shall submit details describing the range of disabilities that prospective residents are expected to have to qualify for the housing. The applicant shall notify the Town, in the event the residents at the location are not within the range described. The Town shall then determine if an amended application and subsequent determination of reasonable accommodation is appropriate;

d. The specific type(s) of accommodation (e.g. waiver or modification of applicable rule or policy) requested by the applicant. To the extent practicable,

this portion should include information concerning the impact of the reasonable accommodation on the adjoining properties and area, the number of people who are expected to be availing themselves of the reasonable accommodation, the estimated number of people in an average week who will be necessary to provide services to the person(s) with disabilities at the property on an on-going basis, whether or not this type of reasonable accommodation is required to obtain a license from any State or County authority to operate, and any other information the applicant thinks would assist in determining the reasonableness of the accommodation;

e. The applicant should also note, if known, whether this accommodation requires any additional licensure from the Town (e.g., business or rental license); and

f. Whether the accommodation requested may be necessary to afford one (1) or more disabled persons equal opportunity to use and enjoy a specific dwelling, identifying such persons, if known.

g. A statement by the applicant, along with any supporting information, about why such accommodation is necessary in order to meet the particular needs of the residents, or why the accommodation is of therapeutic benefit to the residents.

The applicant shall furnish the Town all information necessary for processing the reasonable accommodation request, including any additional information which the Town may request or deem necessary to complete and evaluate a reasonable accommodation request form.

2. The applicant is entitled to be represented at all stages of the proceedings identified in this Section by a person designated by the applicant.

3. Should the information provided by the applicant to the Town include medical information or records of the applicant, including records indicating the medical condition, diagnosis or medical history of the applicant, the applicant may, at the time of submitting such medical information, request that the Town, to the extent allowed by law, treat such medical information as confidential information of the applicant.

4. The Town shall provide written notice to the applicant, and any person designated by the applicant to represent the applicant in the application proceeding, of any request received by the Town for disclosure of the medical information or documentation which the applicant has previously requested be treated as confidential by the Town. The Town will cooperate with the applicant, to the extent allowed by law, in actions initiated by the applicant to oppose the disclosure of such medical information or documentation.

1. The Town Manager, or his/her designee ("Town Manager/designee"), shall have the authority to consider and act on requests for reasonable accommodation. When a request for reasonable accommodation is filed with the Town, it will be referred to the Town Manager/designee for review and consideration. The Town Manager/designee shall issue a written determination within thirty (30) days of the date of receipt of a completed application and may:

a. Grant the accommodation request, or

b. Deny the request, in accordance with law.

Any such denial shall be in writing and shall state the grounds therefor. All written determinations shall give notice of the right to appeal and the right to request reasonable accommodation in the appeals process. The notice of determination shall be sent to the applicant by certified mail, return receipt requested and by regular mail.

2. If reasonably necessary to reach a determination on the request for reasonable accommodation, the Town Manager/designee may, prior to the end of said thirty (30) day period, request additional information from the applicant, specifying in detail what information is required. The applicant shall have fifteen (15) days after the date of the request for additional information to provide the requested information. In the event a request for additional information is made, the thirty (30) day period to issue a written determination shall be stayed. A written determination shall be issued by the Town Manager/designee within thirty (30) days after receipt of the additional information. If the applicant fails to provide the requested additional information within said fifteen (15) day period, a written determination shall be issued by the Town Manager/designee within thirty (30) days after expiration of said fifteen (15) day period.

§230-255. Findings.

The following findings, while not exhaustive of all considerations and findings that may be relevant, must be made before any action is taken to approve or deny a request for reasonable accommodation and must be incorporated into the record relating to such approval or denial:

1. Whether the accommodation requested may be necessary to afford one (1) or more persons with disabilities equal opportunity to use and enjoy a specific dwelling;

2. Whether the requested accommodation would require a fundamental alteration to the Town's zoning scheme; and

3. Whether the requested accommodation would impose undue financial or administrative burdens on the Town.

A request will be considered “reasonable” only if the answers to both findings (2) and (3) above is “no.”

If a request for reasonable accommodation is approved, the written determination may specify any relevant standards and conditions that the Supportive Housing Facility shall follow, including but not limited to, the maximum number of residents based upon State law (e.g. Fire Marshal) and Town Code, specifics of operation, and parking plan.

This Section does not obligate the Town to grant any accommodation request unless required by Federal or Delaware State law.

§230-256. Appeals.

1. Within thirty (30) days after the date the Town Manager/designee mails a written adverse determination, to the applicant, the applicant requesting reasonable accommodation may appeal the adverse determination to the Board of Adjustment.

2. All appeals shall contain a statement of the specific grounds for the appeal.

3. The Town will provide the applicant with the necessary information as to how to file and process an appeal. Applicants are entitled to be represented at all stages of the administrative appeal proceeding by a person designated by the applicant.

4. Appeals shall be to the Board of Adjustment, which shall hear the matter and render a determination as soon as reasonably practicable, but in no event later than sixty (60) days after an appeal has been filed. All determinations on appeal shall address and be based upon the findings identified in §230-255 of this article.

5. An applicant may request reasonable accommodation in the procedure by which an appeal will be conducted.

§230-257. Fees.

The Town shall not impose any additional fees or costs in connection with a request for reasonable accommodation under the provisions of this Article or an appeal of a denial of such request by the Town Manager/designee. However, nothing in this Article obligates the Town to pay an applicant's attorney fees or costs.

§230-258. Recordkeeping.

The Town shall maintain records of all requests submitted under the provisions of this Article, and the Town's responses thereto.

§230-259. Supportive Housing Zoning Matrix.

SUPPORTIVE HOUSING ZONING MATRIX														
LEGEND: P = Permitted; N = Not Permitted; CU = Conditional Use														
Use	UR1 - Urban Residential	UR2 - Medium Residential	UR3 - Neighborhood Residential	MR1 - Multifamily Residential	MR2 - Townhouse Residential	UB1 - Urban Business	UB2 - Neighborhood Business	UB3 - Professional Business	HC - Highway Commercial	LI1 - Limited Industrial	LI2 - Light Industrial	HD - Historic	ED - Education	AR1 - Agricultural
	RESIDENTIAL					BUSINESS AND COMMERCIAL				INDUSTRIAL		MIXED		
Supportive Housing Facility, serving 10 or fewer residents	P	P	P	P	P	P	P	P	P	P	P	P	N	P
Supportive Housing Facility, serving between 11 and 19 residents	N	N	N	P	P	N	N	N	P	P	P	N	N	N
Supportive Housing Facility, serving 20 or more residents	N	N	N	CU	CU	N	N	N	P	P	P	N	N	N

Section 3. This ordinance shall become effective upon its adoption by a majority of the members elected to the Town Council.

BE IT ENACTED by the Town Council of the Town of Georgetown, Delaware on the _____ day of _____, A.D., 2015.

Bill West, Mayor

Chris Lecates, Secretary

1ST Reading: February
2nd Reading: February
Adoption: February



ORDINANCE NO. 2015-4

**AN ORDINANCE TO AMEND THE CODE TO THE
TOWN OF GEORGETOWN, CHAPTER 230, ZONING**

THE TOWN COUNCIL OF THE TOWN OF GEORGETOWN IN COUNCIL MET AND
HEREBY ORDAINS:

Section 1. Chapter §230, Zoning, of the Code of the Town of Georgetown is hereby
amended as follows:

§ 230-167. Signs permitted in UB1 Districts.

The following signs may be erected and maintained in a UB1 Urban Business District:

- F. No more than two signs are permitted per permitted use, only one of which may be a
ground sign. **A corner lot may have one (1) additional detached, on-premise sign
adjacent to a second entrance or one (1) wall sign. Wall sign shall not exceed a
maximum of 20 square feet or 10 percent of the wall area.**

§ 230-168. Signs permitted in UB2 Districts.

The following signs may be erected and maintained in a UB2 Neighborhood Business District:

- B. One detached on-premises sign or combination of signs, with total signage not to exceed
12 square feet of area, nor eight feet in height, identifying the permitted business uses on
the premises. Said sign may be externally illuminated, but the source of illumination must
be arranged so that no direct rays of light are projected into any single-family residential
district or any public street. **A corner lot may have one (1) additional detached, on-
premise sign adjacent to a second entrance or one (1) wall sign. Wall sign shall not
exceed a maximum of 20 square feet or 10 percent of the wall area.**

Section 2. This Ordinance shall become effective following its adoption by a
majority vote of all members elected to the Town Council.

BE IT ENACTED by the Town Council of the Town of Georgetown, Delaware on the
_____ day of _____ A.D., 2015.

Bill West, Mayor

Chris Lecates, Secretary

1ST Reading: February 25, 2015

2nd Reading: March 11, 2015

Adoption: March 11, 2015



ORDINANCE NO. 2015-5

**AN ORDINANCE TO AMEND THE CODE TO THE TOWN OF GEORGETOWN,
BY AMENDING CHAPTER 165, ENTITLED PROPERTY MAINTENANCE**

THE TOWN COUNCIL OF THE TOWN OF GEORGETOWN IN COUNCIL MET
AND HEREBY ORDAINS:

Section 1. Chapter §165, Property Maintenance, of the Code of the Town of Georgetown is hereby amended as follows:

Article IV

Clothing Donation Bins

§165-30. Clothing Donation Bins.

§165-30. Clothing donation bins.

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

A. Generally. Clothing donation bins, steel or similar, storage containers (hereinafter referred to in this section as "bins") are prohibited in the Town of Georgetown.

B. Exceptions. Registered nonprofit organizations are permitted to place clothing donation bins on nonresidential property in accordance with the following:

(1) Nonresidential premises devoted to nonprofit purposes, and churches, are permitted to have one (1) clothing donation bin.

(2) The bin(s) shall be appropriately located so as not to interfere with sight triangles, on-site circulation, required setbacks, landscaping, parking, and any other requirements that may have been imposed as part of the site plan approval for the premises, and shall be placed on a concrete surface.

(3) The bin(s) shall be of the type that are enclosed by use of a receiving door and locked so that the contents of the bin(s) may not be accessed by anyone other than those responsible for the retrieval of the contents.

(4) Each bin shall not cover a ground surface area in excess of five (5) feet by five (5) feet, nor be more than six (6) feet in height.

(5) Each bin must be regularly emptied of its contents so that it does not overflow, resulting in clothing being strewn about the surrounding area.

(6) A permit for clothing donation bins shall be required. The permit shall be issued by Town Manager, or designee, but can only be granted when it is determined by the Town Manager that:

(a) The bin(s) are for use by a duly registered nonprofit organization;

(b) The proper types of bin(s) are being used as described by this section;

(c) The bin(s) are being placed in a proper location as described by this section;

(d) Letter of authority/permission from the owner of the property upon which the bins are to be and/or are already located; and

(e) Name, address and phone number of the nonprofit organization or Church displayed on each bin.

C. If any used clothing donation bins are placed without a permit, or an inspection reveals that such bins are not in compliance with this section, enforcement and abatement shall take place as generally provided under this article.

D. Violations and penalties. Any person who violates any parts of the ordinance or fails to remove dumped trash by their bins within 48 hours of being noticed will be issued a \$100 fine on first offense, per day. Additionally, on second offense, the fine will be \$250. If there is a third offense, the permit will be revoked.

Section 2. This Ordinance shall become effective following its adoption by a majority vote of all members elected to the Town Council.

BE IT ENACTED by the Town Council of the Town of Georgetown, Delaware on the _____ day of _____ A.D., 2015.

William E West, Mayor

Chris Lecates, Secretary

1st Reading: February 11, 2015
2nd Reading: February 25, 2015
Adoption: February 25, 2015



ORDINANCE NO. 2015-6

AN ORDINANCE TO AMEND THE CODE OF THE TOWN OF GEORGETOWN, CHAPTER 98 THEREOF, ENTITLED FEES

WHEREAS, the Town Council recognizes a need to amend various fees from time to time.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF GEORGETOWN IN COUNCIL MET, HEREBY ORDAINS:

Section 1. Chapter 98, Fees, of the Code of the Town of Georgetown is hereby amended as follows:

§ 98-4. Service performed by Town employees.

The following fee schedule is hereby adopted for application for Town services of the Town of Georgetown:

Application Type	Fee
Subdivision/site plan inspection fee	7.5% of construction cost for water, sewer, streets and storm drain installations within the public right-of-way or easement (\$150,000 \$75,000 maximum)

Section 2. All other fees established in Chapter 98 shall remain unchanged by this ordinance.

Section 3. This ordinance shall become effective upon its adoption by a majority of the members elected to the Town Council.

BE IT ENACTED by the Town Council of the Town of Georgetown, Delaware on the _____ day of _____, A.D., 2015.

William E West, Mayor

Chris Lecates, Secretary

1ST Reading: February 11, 2015
2nd Reading: February 25, 2015
Adoption: February 25, 2015