

Town of
Ocean View
COMPREHENSIVE PLAN



Prepared By:

Adopted and Certified:

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Officials

Town of Ocean View

President and Council:	Gordon E Wood, Sr. Michelle Steffens Robert R. Lawless Perry Mitchell Jeoffy Christ	Mayor Councilwoman Mayor Pro Temp Councilman Councilman
Planning Commission:	Richard J. Logue Carol Goodhand Eugene Brendel Eric D. Magill Lois Saraceni	Chairperson Vice Chairperson Commissioner Commissioner Commissioner
Town Manager:	Conway Gregory	
Administrative Official:	Charles F. McMullen	
Town Clerk:	Marie C. Thomas	
Chief of Police:	Kenneth McLaughlin	
Finance Director:	Lee Brubaker	
Town Solicitor:	Dennis L. Schrader	

County and State Officials

Sussex County

County Council:	Vance C. Phillips, Council President – 5 th District George B. Cole, Vice President – 4 th District Joan Deaver, Council – 3 rd District Michael H. Vincent, Council – 1 st District Samuel R. Wilson, Council – 2 nd District
County Administrator:	David Baker
Assistant Administrator:	Hal Godwin
Director of Planning:	Lawrence Lank

State of Delaware

Governor:	The Honorable Jack Markell
Lt Governor:	The Honorable Matt Denn
Senate – 20 th District:	The Honorable George H. Bunting
House – 38 th District:	The Honorable Gerald R. Hocker
Director of State Planning:	Constance C. Holland, AICP
Circuit Rider Planner – Sussex:	Bryan Hall

Acknowledgements

The Town of Ocean View Comprehensive Plan was updated between June 2008 and December 2009 by the Town of Ocean View Planning and Zoning Commission with assistance from the Town Manager, Administrative Officer and the Director of Public Works for the Town of Ocean View, Allen Kersher P.E. and the Delaware Office of State Planning Coordination. The Town would like to thank the following people for their work in developing and drafting this first comprehensive land use plan:

Town of Ocean View Mayor and Council

The Town of Ocean View Planning and Zoning Commission

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The Delaware Data-MIL Data Mapping & Integration Laboratory

Delaware Department of Transportation

Delaware Department of Natural Resources and Environmental Control

Delaware Office of Historical and Cultural Affairs

Introduction



The Town of Ocean View's Comprehensive Plan was developed for a variety of purposes. The Town initiated the development of the Plan update in June 2008. The updated Comprehensive Plan will provide a framework for development and growth for the Town through 2014 and will be used to improve land development codes for Ocean View.

The Comprehensive Plan serves as a plan for the future of the Town and as a unified advisory document to address land use and growth issues

for the Town Council and the Planning and Zoning Commission. It should also be used to guide future development decisions, re-zonings, annexations, and capital improvements throughout the community. Ocean View will use this plan as a guide in considering new zoning codes, other land use ordinances, and zoning maps.

The plan is also an informational document for the public. Citizens, business people and government officials can turn to the plan to learn more about Ocean View and its potential policies for future land use decisions. Potential new residents may use this document as an informational resource about the Town, its characteristics, and facilities. This document contains the most current information available on population, transportation, housing, employment, and the environment.

Finally, the Ocean View Comprehensive Plan is a legal document. The State of Delaware Code specifies that, "...any incorporated municipality under this chapter shall prepare a comprehensive plan for the city or town or portion thereof as the commission deems appropriate." The Code further specifies that, "after a comprehensive plan or portion thereof has been adopted by the municipality in accordance with this chapter, the comprehensive plan shall have the force of law and no development shall be permitted except as consistent with the plan." (Chapter 702, Title 22, Delaware Code). While zoning ordinances are required to be adopted consistent with the future land use map attached to this Comprehensive Plan (Maps 6A and 6B), recommendations in this Comprehensive Plan should not be considered mandatory, but instead should be considered as concepts for consideration and review by the Town Council of Ocean View.

The Authority of the Plan

Delaware law requires that municipalities engage in the comprehensive plan process to encourage “the most appropriate use of the fiscal and physical resources of the municipality and coordination of growth, development and infrastructure investment actions with those of other municipalities, counties and the State...” This plan complies with the requirements for a municipal development strategy — for towns with a population of 2000 or less — as described in Delaware Code.

The municipal development strategy for small communities such as Ocean View — with fewer than 2000 people — is to be a “document in text and maps containing at a minimum, a municipal development strategy setting forth the jurisdiction’s position on population, housing growth within the community, expansion of its boundaries, development of adjacent areas, redevelopment potential, community character, and the general uses of land within the community and critical community development and infrastructure issues.” In addition, the town’s comprehensive planning process must demonstrate coordination with other municipalities, the county and the state during the plan preparation. (Chapter 702, Title 22, Delaware Code)

State law requires that planning be an ongoing process and that municipalities identify future planning activities. This document is Ocean View’s municipal development strategy as required by law and it is intended to cover a ten-year planning period and be reviewed at least every five years.

In March 2008, the Town Council for Ocean View contacted the Delaware Office of State Planning Coordination (OSPC) to assist with the preparation of the Town’s Comprehensive Plan update. The OSPC assembled a team of staff to work with the Town of Ocean View, Town Council, and Planning and Zoning Commission to cooperate on updating the Town’s Comprehensive Plan.

Severability Clause

Should a court decide that any section or provision of this comprehensive land use plan is unconstitutional or invalid, it is the legislative intent that such decision shall not affect the validity of this comprehensive land use plan as a whole or any part other than the part judged unconstitutional or invalid.

VISION

IMPLEMENT A COMPREHENSIVE LAND USE PLAN THAT WILL ENHANCE OCEAN VIEW'S QUALITY OF LIFE AND RETAIN ITS SMALL TOWN CHARM WHILE COPING EFFECTIVELY WITH THE PRESSURES OF GROWTH



The current Comprehensive Land Use Plan (CLUP) for Ocean View was adopted in January 2004. The Town, like many towns within Sussex County, has experienced significant growth over the past several years; to better understand this growth the Town has included an excerpt from the most recent plan which highlights the efforts taken to develop a comprehensive plan and address the needs of the community:

On September 3, 2002, the Town Council discussed the idea of revising the Town's Comprehensive Land Use Plan (CLUP) because the Town had received several inquiries about annexation of new subdivision outside the Town's current growth area and comments on zoning changes and the "Old Town versus New Town" concept. Members of the Town Council and the Planning and Zoning Commission formed a committee to update the Town's CLUP at its first meeting on October 17, 2002, and decided to prepare and send a questionnaire to all property owners in the Town of Ocean View and made final adjustments to and approved it at a November 6, 2002, workshop. The Town had an astounding response to the questionnaire; over 52% of property owners responded. The answers were compiled by the University of Delaware's Institute of Public Administration. Several public meetings were held to discuss the questionnaire results in conjunction with updating the Plan.

The questionnaire revealed that many property owners were concerned about preserving the small town atmosphere; the lack of mobility within the Town; creating sidewalks, bicycle paths, and pedestrian walkways; controlling growth outside the Town's current boundaries; and restricting the commercial district to Atlantic Avenue.

In summary, the most important considerations in updating the Comprehensive Plan are:

- Determination of the proposed growth area for the Town
- Consideration of density in the Town
- Determination of the uses desired on the Route 26 (Atlantic Avenue) corridor

- Development of a Multi-Modal Transportation Plan
- Agreement of zoning map and Comprehensive Plan
- Meeting any additional needs created by the rapid growth and desire to maintain the small town atmosphere during the next decade
- Protection of the inland bays

Based upon the summaries generated by residents, it is the opinion of The Town of Ocean View that it has become one of the fastest growing municipalities in Sussex County. The growth of Ocean View has been accelerated by the attraction of nearby beaches and inland bays and the Town's quaint small-town charm and the push to establish residential developments inside municipalities rather than in rural areas.

At the same time, the Town recognizes the State of Delaware is also experiencing phenomenal growth. The summary of the Strategies for State Policies and Spending states that "All across Delaware, people are talking about growth." Both the State Strategies and Sussex County's Comprehensive Land Use Plan discuss environmentally sensitive developing areas. The Town has the same environmental concerns since it is located in such an area as defined by Sussex County and understands that it must introduce adequate land use planning and zoning legislation to ensure the preservation of Ocean View's "small town" character. Along with preserving the community's character, the Town will also strive to protect and safeguard its sensitive environment.

Some of the concerns expressed in the workshops were the same as the questionnaire responses, and the Committee has made every effort to address all concerns and incorporate them into the revised Plan. Now while the community considers updating the current comprehensive plan, the Town is still confronting some of the same concerns, and responding to rapid growth. To further understand the previous concerns identified in the 2004 Comprehensive Plan and those new challenges; the Planning Commission in cooperation with residents of the community of Ocean View held two public workshops. These were held on:

May 31, 2008

June 3, 2008

These meetings were attended by less than a dozen residents. This is a significant reduction of interest from the previous plan development and this reduction is believed to be a result of the changing community demographics and a presumed division amongst Town residents determined by the subdivision in which they reside. Yet from these meetings attended by a few the following comments were provided:

"We should consider the need to address drainage issues within the community and work together to solve this issue."

"We should address the impact of residents who live outside Town boundaries but use local municipal services; creating an additional financial burden for Town residents."

“We need to consider methods for evacuation of the community and region in the event of a significant storm event.”

“The community should review and revise its annexation processes to better address the impact of residential development, not only financially, but also as it affects community character.”

“What is too dense? This is no longer the Town I remember. How might the Town recapture its character while allowing for improved services and opportunities for our residents?”

In addition, the Planning and Zoning Commission held a series of public hearings on:

July 30, 2008	March 1, 2009	August 3, 2009
August 21, 2008	May 28, 2009	August 27, 2009

In addition to local meetings and workshops, the Town Council and Planning and Zoning Commission considered a variety of planning documents addressing future community concerns. Based upon consideration of the 2003 Sussex County Comprehensive Land Use Plan, most lands surrounding the Town are within Sussex County jurisdiction and are zoned Agriculture/Residential 1 (AR-1). This zoning classification allows agricultural use and residential use on lots as small as a half acre depending on subdivision size and the types of public utilities available. Also according to the 2003 Sussex County Comprehensive Plan, the Town is within the Environmentally Sensitive Development District. This district calls for improvements to local waste water and water needs, and encourages more environmentally friendly design to protect the community’s significant natural resources.

However, both the Sussex County Comprehensive Plan and the Strategies for State Policies and Spending designate the surrounding area as mostly rural; because of this designation, proposed major infrastructure improvements should be done in accordance with Strategies for State Policies and Spending to support growth within designated areas as defined by both the Town of Ocean View and Sussex County.

From these meetings and the review of relevant planning documents, residents and Town officials identified the following concerns:

- **Determination of an annexation area that creates logical Town boundaries.** – The current Town boundary is fragmented; the Town should work to establish easily recognizable boundaries such as roads, rivers, canals, etc. to aid with future services and development.
- **Address the large number of enclaves within the existing Town boundary.** – An enclave is an area of land that is surrounded by a municipality but not within its boundaries. These areas receive municipal services yet may not pay taxes to support these services. The Town should work with both affected property owners and Sussex County to reduce the numbers of these enclaves within the Town.

- **Consideration of density in the Town.** – Over the past several years the Town has adopted and implemented many ordinances to diversify the housing types within the community; these ordinances should be reviewed to determine their effectiveness and consider future ordinances to potentially define a community center such as the creation of a possible historic district.
- **Determination of the types of uses desired on the Route 26 (Atlantic Avenue) corridor and work with State Officials to preserve this vital transportation corridor.** – Route 26 is the main street for the community and a major transportation hub for the lower beach resort communities; the Town should consider action to allow uses that promote the character of the community while allowing for the necessary movement of the traffic.
- **Development of a Multi-Modal Transportation Plan.** – While the community acknowledges the importance of Route 26, the Town also recognizes the need for alternative transportation options, such as walking, biking and mass transit such as DART. The community will work with the Department of Natural Resources and Environmental Control for the creation of an Assawoman Canal Biking/Hiking Trail and with the Department of Transportation to further identify new mass transit locations and improve and expand sidewalks within the community.
- **Review and Revision of the approved Zoning Map and Comprehensive Plan for the Town.** – The community appreciates the need to review and evaluate both the Town's zoning map and Comprehensive Plan to address future concerns raised by development or through the governing processes. The Town will consider the need for additional regulations to promote historical resources, community character, and future land use activities.
- **Protection of the inland bays and other natural resources.** – The Town will work with the Department of Natural Resources and Environmental Control and the Delaware Forest Service to consider tree protection, total maximum daily loads for the inland bay watershed, storm water run-off and flooding concerns, by identifying needed projects and creating new ordinances.

COMMUNITY



The Town of Ocean View, Delaware, is known for several things -- its proximity to the Atlantic Ocean and Indian River Bay, its sea-faring origins, the birthplace of the broiler poultry industry, and its small-town, village-like atmosphere with quaint, turn-of-the-century structures.

Now a community of 1,114 people and growing, the territory known as Ocean View was founded in 1688 as a 500-acre tract of land given to Matthew Scarborough by Lord Baltimore. In the 1800s, Ocean View became known as

Hall's Store after W.S. Hall opened a store on his farm near White's Creek.

The town was eventually incorporated as Ocean View on April 13, 1889 with the first town meeting held on April 20, 1889. Sea Captain George W. West was elected the first town council president. He was later replaced by Captain W. Tunnell.

Legend has it that a young man climbed a tree in town one day soon after the War Between the States and claimed he could see the ocean. True or not, it's a nice story for how the town got its name even though it's a mile away from the ocean in Bethany Beach.

A ship yard provided work in the 1800s. Called Pennewell's Landing, it was located at the end of the Assawoman Canal leading into White's Creek. A post office was established on Central Avenue in June 1833 and soon afterward; the area began to evolve into a village of farmers, watermen, seafarers and families.

Businesses listed in the Sussex County Farm Directory of 1875-1877 in Ocean View included J.M. Steel (blacksmith), Holt & Townsend (lumber), Js. F. Holt, G.W. Tunnell, McNeal & Williams (merchants), Miss M. Townsend (Milliner), Jas. B. Davis (shoemaker), Lemuel H. Derrickson and Geo. H. West (vessel captains), John W. Evans, James A. Firman, Joseph E. Hall, James F. Holt, William H. Hudson, Benton Mitchell, Jacob Pusey, Nathaniel F. Quillen, Thomas H. Richards, John Taylor, Peter Townsend and John M. Turner (farmers and fruit growers).

A map of 1890, drawn by John T. West, showed 44 residential properties, four stores, the Ocean View Presbyterian Church and Mariner's Ocean View Methodist Church. Common names during that time were Betts, Burbage, Daisey, Evans, Rickards, Tunnell and West.

By 1895, the area's population was listed at 350 in the Sussex County Farm Directory of 1895-97. Land was valued at \$100 per acre and was said to be good for producing grain and fruit trees.

Sailors, life savers, masons, shopkeepers, carpenters, fishermen, mill operators and farmers were among the occupations then.

Ocean View became the birthplace of the broiler chicken industry in 1923 when Cecile Steele raised the first commercial flock of broiler-fryer chickens. Poultry is now one of Sussex County's largest industries. The industry produces 500 million birds and employs more than 20,000 people throughout the county. Also during this period, the Ocean View area was the largest strawberry producing region in the country.

Ocean View held an annual Homecoming in the early 1900s with bands, ice cream, lemonade, Cracker Jack, governors and senators. The tradition continued yearly until the 32nd Homecoming, which was the last one held just before World War II. Crowds at the annual gathering reached 5,000 before gas rationing during World War II ended the annual event.

The town drew large crowds again in 1989 when it celebrated its Centennial from June 12-15 with a major festival featuring food, music and activities. The town also hosted the 41st annual Delmarva Chicken Festival during the Centennial celebration.

Largely a town of chicken houses and farms during World War II, Ocean View began to evolve into a year-round family town after 1945 as farms were gradually replaced by homes and chicken houses were abandoned.

Ocean View began to evolve again in the late 1980s, this time into a community of retirees. That evolution is in full force now, as evidenced by the 2000 census.

POPULATION

The Town's population has grown dramatically in the past 15 years, going from 600 in the 1990 census to 1006 in the 2000 census, a growth rate of 67%. Then from the period of 2000 to 2006 the population rose to 1099 for a growth rate of 18%. This rapid growth contrasts vividly with the Town's slower growth rate of 18% from 1960 (422) to 1980 (495) and a 22% growth rate from 1980 to 1990 as shown below in Table 1.

TABLE 1: POPULATION GROWTH

YEAR	POPULATION	% CHANGE	YEAR	POPULATION	% CHANGE
1940	406	*****	1980	495	17.0%
1950	450	10.0%	1990	606	18.3%
1960	422	(6.2%)	2000	1006	39.7%
1970	411	(2.6%)	2007	1114	9.6%

Source: U.S. Census Bureau, Population Division, July 10, 2008.

The 2000 Census shows that while Ocean View's population is predominantly white (98%), it also has a population that is 1.4% African-American, .6% American Indian or Alaskan Native, .7% Asian, and .1% other. Also based upon the 2000 Census, the median age of 50.6 was higher than Sussex County's median age of 41.1 and the State of Delaware's 36. As a result of its location, Ocean View has more residents over the age of 65 and fewer inhabitants under the age of 18 than either Sussex County or the State of Delaware as shown in Table 2. These trends will continue as long as many retirees move to the area.

TABLE 2: AGE GROUPS

Jurisdiction	% under age 18	% over age 65
State of Delaware	24.8%	13.0%
Sussex County	22.5%	18.5%
Town of Ocean View	17.7%	27.8%

Source: U.S. Census Bureau, 2000 Census

According to the 200 Census, Ocean View's median household income (\$47,500) is higher than Sussex County's (\$39,208) and the State of Delaware's (\$47,381). The U.S. 2000 Census data also show that Ocean View has fewer residents who fall below the poverty level (2.8%) than Sussex County (10.5%) or the State of Delaware (9.2%). Population projections are difficult to

forecast; therefore, a low population is calculated based on the growth rate of 22% from 1980 to 1990 as shown in Table 3 below.

TABLE 3: LOW POPULATIONS

	2000	2010	2020
Population	1006	1227	1497
% Change	22%	22%	22%

Table 4 projects the maximum population based on total build-out in 2013 with an average 200 certificates of occupancy issued until 2006 (based on the average number of certificates of occupancy issued in 1999 - 2002) and 100 certificates issued thereafter until total build-out.

TABLE 4: MAXIMUM POPULATIONS

	2000	2010	2020
Population	1006	1162	1322
Housing units	751	2351	2732
Occupied (61%)	458	1434	1667
Owner Occupied (90%)	888	2788	3240
Renter Occupied (10%)	118	368	426

Source: Base year information taken from U.S. Census Bureau with 2.16 used as the average household size of owner-occupied units and 2.57 used for the average renter-occupied units.

HOUSING



Housing types in the Town are single-family detached homes and multi-family attached homes. The Town's diverse real estate stock has been very well maintained as proven by the 2000 U.S. Census, which shows that the Town's median assessed home value of \$146,700 was higher than that of Sussex County (\$122,400) and the State of Delaware (\$139,400). The current approved zoning is 69% single family detached homes, 28% multi-family attached homes, and 2% general business. The multi-family

attached homes are currently found in the Town's Residential Planned Communities (RPC's). The 2000 U.S. Census data show 754 housing units in the Town of Ocean View; 97.4% of these units were single-family detached structures. Table 5 shows the housing composition within the Town of Ocean View per the 2000 U.S. Census.

TABLE 5: HOUSING COMPOSITION

Type of homes	Number	Percent Composition
Single Family – detached	734	97.4%
Attached units	9	1.2%
Mobile homes	11	1.4%

Source: U.S. Census Bureau, 2000 Census

Table 6: Housing Age shows that 47.9% of these homes were built since 1990.

TABLE 6: HOUSING AGE

Years	Number	Percentage Variation
2000 ~ 2008	923	122.4%
1990 ~ 2000	361	47.9%
1980 ~ 1989	160	21.2%
1970 ~ 1979	89	11.8%
1960 ~ 1969	40	5.3%
1940 ~ 1959	34	4.5%

HISTORICAL RESOURCES



The Town of Ocean View realizes that there is a potential historic district north of Route 26 and understands that the protection of these homes is an important aspect of preserving its small town atmosphere. In 2005, The Town provided financial support for the creation of a historic preservation committee to work with both State and County agencies to identify historic buildings, preserving the Town's history and to work with the Town to develop regulations to preserve these cultural resources. In 2008, the historic committee evolved into the Ocean View Historical

Society, a 501(c) 3 corporation charged with educating residents and visitors on the history of the community. To support these efforts, the Town has leased one of its buildings, the historic Shores House, to the Ocean View Historical Society to establish a museum of local history. Both the Town and the Historical Society will continue to work with both the State and County to preserve the cultural and historical resources of the community and region.

To meet this objective, the Town in consultation with the Ocean View Historical Society has defined a historic area within the municipal limits. The proposed historic area will encompass all of Atlantic Avenue from the western boundary of the Town to West Avenue as well as all of West Avenue north of the intersection with Atlantic Avenue. In addition, Central Avenue North from Atlantic Avenue to the Assawoman Canal and Woodland Avenue north from Atlantic Avenue will be included within this area. Finally, the area west on Daisy Avenue to Elliot Avenue to the Assawoman Canal will be included within this area. The Town Council may consider adopting special land use regulations for the historic area.

Recommendations for Consideration - Historical Resources

Concerns	Strategies
Preservation of historical homes	Gain a better understanding of the Town's historic resources by surveying and inventorying its architecture. Use the completed survey and inventory to determine preservation and development strategies. Consider preservation of agricultural buildings and archaeological sites when lands are being developed.

LAND USE

GOAL: TO BALANCE GROWTH AND MAINTAIN THE SMALL TOWN ATMOSPHERE

Currently, the Town of Ocean View encompasses approximately 1,600 +/- acres and is located 1 mile west of the Atlantic Ocean in the coastal area of Sussex County. About 372 acres are now unimproved, yet 80% of the unimproved acres is anticipated to develop within the next 5 to 7 years and because of this expansion as a small resort-area town, Ocean View does not confront the same redevelopment issues that larger municipalities face. The Town has no brown fields, former industrial complexes, or large vacant shopping centers that require redevelopment. The Town hopes to retain its small town charm by continuing to implement adequate safeguards through zoning regulations and through future annexation procedures to ensure a balanced land use throughout the community.

Responses to the Town's questionnaire of 2004 and the 2008 public workshops revealed that property owners are in favor of growth for a number of reasons; e.g., control of development and density and increasing the Town's revenue base. To meet the needs of current and future residents, The Town must ensure that revenues from growth and development are sufficient to cover the cost of municipal services that the Town must provide to the expanded population. As the Town considers future growth, many feel —according to surveys and Town meetings – that annexation should continue to be considered; however, the Town should evaluate the annexation process to ensure that new residents receive relevant services without over-taxing existing Town resources.

To further define the existing land uses, Table 7 shows the current land uses within the Town of Ocean View:

TABLE 7: CURRENT LAND USES (approximate)

Land Use	Current Acres	Current Percent Total
Vacant	404.80	25.3%
Agricultural	1.60	0.1%
Residential	768.00	48.0%
Commercial	43.20	2.7%
Institutional	3.20	0.2%
Non-Conforming w/ Condition	4.80	0.3%
Utilities	1.60	0.1%
Open Space	1.60	0.1%
Town Center	371.20	23.2%

The Town of Ocean View contains a variety of land uses as described in this section as well as in Map 5. Currently these land uses are considered by the Town as:

Vacant Lands – These are lands that are undeveloped and might include forests, wetlands; etc.

Agricultural – These are lands that are currently used to produce a variety of crops and support the general farming activities within and around the Town.

Residential – These are currently developed lands in either single-family or multi-family homes.

Commercial – This defines much of the lands along Route 26 and a few scattered parcels throughout the existing Town that generally support local business such as banks, restaurants, doctor's offices, etc.

Planned Community – Over the past several years, the community has developed and utilized zoning to support mixed use communities which provide a variety of housing types with commercial activities to support these expansive neighborhoods. Since the last comprehensive plan update, the Town has three of these planned communities that provide a mix of land use opportunities while preserving the small town character and the areas rich natural resources.

Institutional – These parcels are few in number; however, represent focal points of the community and include local churches, Town facilities, and Lord Baltimore Elementary School.

Non-Conforming Uses – Throughout the Town, there are selected parcels that allow for selected activities that may conflict with adjacent land uses. These parcels are considered to be non-conforming and property owners are restricted in the times and types of activities to preserve the community character and address neighbors' concerns.

Utilities – These are lands used to support local infrastructure such sewer, water, phone, electric, etc.

Open Space – These are park lands, trails, and community open space areas generally maintained by the Town of Ocean View.

Town Center Area – Loosely defined in the 2004 Comprehensive Plan, this is the area within the Town along Route 26, Central Avenue and Oak Avenue that encompasses certain commercial business, institutional uses and older homes within the Town.

There are currently about 400 +/- acres of land that are vacant or in agricultural use inside the Town boundaries of Ocean View, representing roughly one quarter of the total area of the Town. While not all of this land is available for development due to environmental constraints, it does represent a substantial amount of land that may be developed. The Town of Ocean View will

consider the development of these lands consistent with the Future Land Use Plan described in this section and within the constraints of the utility infrastructure described in this update.

While the majority of land use is either residential or agricultural, there are several properties devoted to commercial and institutional purposes. The future land uses for the Town are shown on Map 6A and 6B. Following is a description of each land use category and the proposed policies that will guide the Town when implementing land use regulations and future development proposals in each area.

Future Land Use

Table 7.A describes the future land uses within the Town of Ocean View. Most notable when considering the future land use is the increase in Residential, Commercial and Open Space Land.

Table 7.A Future Growth¹

Land Use	Acres	Percent
Residential	1097.91	68.27%
Commercial	66.85	4.15%
Open Space Areas	267.21	16.63%
Utility Areas	1.80	0.1%
Institutional Areas	28.97	1.8%
Town Center Area	145.52	9.05%

Residential – The majority of the Town is designated for future residential land uses. This includes all lands with existing single family homes and lands currently in agricultural production. The Town intends that these areas will either remain as residential homes or be developed from agricultural use into housing consistent with the character of the Town. General policies that will guide residential land uses in Ocean View are:

- The preservation and rehabilitation of existing homes in Ocean View will be encouraged.
- Homeownership in Town will be encouraged.

¹ While the Town has designated certain areas on its future land use maps (Maps 6A and 6B) as “Open Space Areas,” “Utility Areas,” “Institutional Areas,” and “Town Center Areas,” this Comprehensive Plan does not require the Town Council to zone with these specific designations when rezoning in accordance with this Comprehensive Plan. These uses may be placed in any zoning district which the Town Council designates as permissible under Ocean View’s zoning code or other applicable land use regulations.

- Modest growth controls will be encouraged that encourage mixed uses and a mixed housing stock.
- Tree and natural resource preservation will be encouraged.

Commercial – The majority of commercial uses in Ocean View are located along Route 26 and Central Avenue in roughly the central parts of Town. The future land use plan proposes generally concentrating the Town’s commercial activity in these areas. Future commercial uses will generally be encouraged to occupy the central and northern end of Town. The following are some general policies that will guide commercial properties in Ocean View:

- Promote and encourage continued businesses within the Town.
- Allow continued operation of existing commercial uses.
- Promote restaurants, retail stores, and recreational uses that provide needed goods, services, and jobs to the Town; but be aware that Town residents have advised that they do not desire large-scale, regional retail uses.

Planned Community – As the Town grows through annexation, the Town will continue to use different planned community regulations that support mixed used activities which provide commercial activities to support the residential land use activities. In addition, the Town will continue to review these existing regulations to address noticeable gaps that have caused concerns to the Town and its residents over the past five years.

Open Space Areas – The Town recognizes the need for a mix of passive and active open space to provide recreational opportunities and improve the health and vigor of our natural environment. The Town will consider these future open space lands as part of any new development project. In addition, the Town will continue to partner with State and County agencies to acquire new lands for preservation and recreational activities. Open space areas are permissible in some or all zoning districts as the Town Council directs by ordinance.

Utility Areas – To support both new and existing growth; the Town will continue to work with private and public partners to identify new parcels and preserve those land used for utility services to the Town and surrounding area. The Town will also work to review and revise local ordinances to promote improved design of these facilities to minimize impacts to the community as a whole. Utility areas are permissible in some or all zoning districts as the Town Council directs by ordinance.

Institutional Areas – There are a number of institutional uses in Town. Institutional areas are permissible in some or all zoning districts as the Town Council directs by ordinance. It is the intent of the Town to encourage their continued operation and role in the community by designating them for future institutional purposes. The institutional properties include several churches, the Town Hall and Town Safety Building and various park facilities. Some general policies that will guide institutional land uses in Ocean View are:

- Existing institutional properties will be encouraged to continue their roles in the community and be allowed to grow and expand in a reasonable fashion that is consistent with the character of Ocean View.
- Maintain the Town’s underlying zoning for these parcels but ensure safeguards to allow their continued use.

Town Center Area² – The residents of Ocean View have a strong entrepreneurial spirit, which is seen in the variety of home-based and traditional businesses throughout the Town; however the Town lacks what many in the community consider a “downtown” area of the community. This comprehensive land use update proposes the potential creation of a Town Center Area for locations along Route 26 and Central Avenue to allow for continued uses while providing flexibility to support business opportunities desired by residents. Ocean View wants to encourage businesses while enhancing a sense of community and ensuring they do not infringe on the rights of other residents. Some general policies that will guide the Town Center Areas in Ocean View are:

- The Town Center is encouraged to promote entrepreneurship and self sufficiency among the residents of Ocean View.
- Business may be regulated by the future land use regulations in Ocean View, perhaps as a “special exception” allowed in all zones.
- In future land use regulations, the Town should consider defining some parameters to guide the establishment and operation of mixed use businesses. The parameters may include, but not be limited to, noise and parking regulations, storage requirements for heavy equipment, and requirements for hours of operation. The goals should be to ensure that cottage industries are compatible with their neighbors, but still have the flexibility to operate and flourish economically.

Annexation

Annexation is a process through which land becomes incorporated into the municipality from the surrounding county. The Town’s Charter specifies procedures and criteria that every property owner wishing to annex into the Town must follow. To be eligible for annexation, the property must be contiguous to the existing corporate limits of the Town and in the Town’s proposed growth area. As part of any annexation proposal, a plan of services must be submitted with the annexation application to the State Planning Office. This plan of

² While the Town Center Area is encouraged by this Comprehensive Plan, the Town is not required to adopt a Town Center zoning designation within its land use ordinances. Other zoning classifications (including but not limited to residential, commercial, and planned community designations) may be used to encourage flexible development strategies in the Town Center Area.

services must include not only the amenities the Town will authorize but a detailed explanation of the manner in which they will be provided and proof of the fiscal and operating capabilities of the provider of the services. Annexations also require approval from Sussex County (or the applicable sewer authority) on the availability of sewer, since a portion of the annexation area is outside the current sewer service area. The Sussex County Area Planning Study (SCAPS) is being updated, and sewer may become available in the planning period. In addition to satisfying all requirements of the Town Charter and the Town Code, annexations must also comply with all annexation requirements under State law, including, but not limited to Title 22, Section 101 of the Delaware Code.³

The Town Council reviews and votes on annexation petitions. Under the Charter, if the annexation is less than 5 acres, the property annexation is effective on the date of the Council vote and cannot be contested. If the annexation is over 5 acres, a 31-day waiting period follows the vote, and the annexation ordinance becomes effective if not contested. Annexations are not subject to referendum unless 33% of the qualified voters petition for one. If a referendum is held, the annexation ordinance is effective if the majority of the qualified voters vote for the annexation.

In annexing any new parcels of land into the Town, the Town is committed to avoiding the creation of new enclaves and to eliminate, if possible, existing enclaves during the negotiation of any new annexation agreements. The Town will work with Sussex County Planning Department during the annexation process to address potential or existing enclaves as well as any other concerns raised through this process. In addition, when possible, the Town will endeavor to annex roads and/or rights of way contiguous with the lands proposed to be annexed to provide necessary jurisdiction to the Ocean View police department.

The Town has annexed over 812 acres into the southern end of Town since 1995. Table 8 gives details on the larger annexations since 1995. Town-maintained streets increased from 9.54 miles in 1995 to 13.33 miles at present; this figure is expected to increase to over 22.63 miles.

TABLE 8: ANNEXATION DATA FROM 2004 TO 2008 SUBDIVISION OVER 10 PARCELS.

Name of Development	Number of Parcels	Number of Acres
Savannahs Landing	194	59.96
Hunters Run	88	40.62
Bear Trap	700	457.00

³ The Town may also require additional information in advance of annexation, including but not limited to, a letter of intent from the public utility if water is being served, or a letter or permit from the Delaware Department of Transportation (DelDOT) when the development's entrance is on a State-maintained road.

Wedgefield/ Avon Park	179	62.2
Fairway Village	332	121.40
Canal Landing	337	71.61
Total	1830	812.79

The Town of Ocean View has developed a formal annexation strategy for phasing in development for each annexed property. Accordingly, the Town Council has restricted the number of units permitted each year in the Savannahs Landing, The Village of Bear Trap Dunes, and Fairway Village subdivisions and will continue this limitation in the future. However, the Town's citizens continue to express concerns about the future densities of any newly annexed parcels. Map 6A illustrates the annexation area of the Town.

Land Issues For the Future:

The Town is looking at the south side of Town and at enclave parcels within the community for possible growth and annexation will be considered as either commercial, residential, or planned community land uses; with an emphasis on residential home types in keeping with the community character and modest commercial uses to support the growing population. This area considered for future annexation is to the South of Town and is now mostly farmland. The Town wants the continued option of annexing these parcels in order to control their future density and to provide the Town with a revenue stream to help defray the additional costs incurred by the Town when these new residents use the Town streets and other amenities.

Concerns about development types accompany growth. The Future Land Use Map # 6A shows that much of the commercial use for the Town will continue on Route 26. These commercial uses can be found within the business area and are intended to consist primarily of neighborhood service and retail type establishments to serve Ocean View residents but are not intended to drastically increase vehicle traffic on the already congested Route 26. The Town will encourage small retail shops, restaurants, and professional and medical offices. The Town will continue to reserve the right to allow permitted uses with this district to allow residential use and will consider amending the landscape requirements to allow multi- uses and improve the streetscape of Route 26.

The Town currently believes that the present infrastructure is inadequate. Furthermore, the Town realizes that there are sewer capacity limitations. An unwise increase in density, without assuring adequate infrastructure, would adversely impact the Town's ability to meet its service obligations to its citizens. Ocean View feels that it would not be advantageous to become a designated Transfer of Development Rights receiving area for fear of abuse of this program by obtaining inexpensive development rights from western Sussex County and transferring these to Town, only adding to already existing concerns of unmanaged growth from residents.

Also, the Town recognizes the need to keep all subdivisions plans current. The Town subdivision ordinance currently has a sun-setting provision in place that invalidates any subdivision plan when construction does not commence within five (5) years following recordation of a final site plan. In addition to adopting a sun-setting provision, the recently adopted subdivision and street regulations require bonding and phasing of any new proposal. Also the Town now requires developments to become interconnected with existing and future subdivision. Although the Town does not have any newly constructed stubbed streets at this time, the Town currently allows for the placement of short and long-term barricades to address concerns raised by the public as part of this planning effort.

In addition to expanding the commercial uses within the business area, the Town will continue to improve upon the planned community requirements to the existing and future developments that are located on the south side of Route 26. These larger developments vary in lot size, coverage and housing types and are intended to provide mixed housing types while preserving open space.

Property owners have also expressed concerns about affordable housing in Ocean View. The allowance of multi-unit housing in the planned community zones had given hope that this may be an avenue for more affordable housing; however, the increased property values in the Town and the surrounding area have made the goal of providing affordable housing difficult. The Town will work to potentially achieve this goal through the use of multi-use property zoning proposed within the community, which would allow residential and general business on the same parcel, and that should result in some affordable housing in the Town.

Recommendations for Consideration - Land Use Growth Management

Concerns	Strategies
Preserve the small town atmosphere of the Town of Ocean View	Consider maintaining the current zoning of R-1 single family detached homes through much of the existing Town that has not been classified as a mixed use community.
Create an attractive streetscape on Route 26.	The Town plans to continue the process of incorporating the new Route 26 design and potentially develop a new ordinance into the streetscape plan for Route 26 within the municipality in cooperation with the State.
Limit the scope of commercial uses to the area recognized as the business district and off Route 26 and to future planned communities within the future annexation area of the Town.	Consider updating current zoning codes and map to reflect this limitation of this use.
Allow for additional single-family homes and lower densities within defined areas of the	Consider amending ordinances to limit the number of units per acre in planned community

Town.	areas of the Town and allow a mix product type to meet the demands for housing within the community.
Lack of community design standards for planned communities.	Consider adopting community design ordinances, which would enhance the community's character.
Town divided subdivisions; such as Country Estates.	Work with the Town of Millville and Sussex County to address these concerns through the annexation process.

OPEN SPACE AND RECREATION

GOAL: ENHANCE AND MAINTAIN RECREATIONAL FACILITIES AND PRESERVE THE OPEN SPACE WITHIN THE TOWN OF OCEAN VIEW



Recreation, both active and passive, is becoming more important as lifestyles change. Families need places to go to “get away from it all.” Today’s recreational needs are met by facilities ranging from large complexes and organized sports to simple open areas where people can relax.

The John T West Park is situated on West Avenue in a central location adjacent to the Town Hall and provides a facility for picnicking with outdoor grills and tables under a pavilion. This wooded park is

impeccably maintained by the Town and gets constant use by youngsters who frolic on the playground equipment. Made possible by a matching grant from Delaware’s Department of Natural Resources the park includes equipment for special needs children and a seniors’ fitness course. Finally, the park serves as a gathering place for residents of Ocean View and others outside the Ocean View area. Numerous events take place at the park including summer concerts and winter caroling.

In 2008, the Town joined with the Towns of Bethany Beach, South Bethany Beach and the Sea Colony Community in applying for a \$20,000 dollar matching grant through the Department of Natural Resources to plan for the development of a natural pathway along Assawoman Canal extending from Whites Circle to South Bethany. This trail system will provide passive recreation activities for walkers, joggers and bicyclists along both sides of the canal. Park benches and nature trail signage will accent the trail providing users with appropriate places to rest and enjoy the beauty of the canal while learning about the history, wildlife and natural vegetation along the canal and each of the four communities. The pathway will be constructed to American Disability Standards and should be completed by 2011.

Also in 2008, the Town completed preliminary design work on a parcel owned by the Town located at First Street and Central Avenue adjacent to the western edge of the John T West Park. The Town has appropriated funds to connect the vacant lot into a passive recreational area that will compliment the active recreation area already in place. The Town will construct several new amenities such as a gazebo and walking trail to connect to the already existing facilities. In addition, picnic tables and other amenities such as a reflection fountain and landscaping will allow visitors to enjoy a restful and peaceful experience within the newly constructed facilities. These new additions to the John T West Park should be completed by 2011.

In May and June 2008, the Division of Parks and Recreation conducted a telephone survey of Delaware residents to gather information on outdoor recreation patterns and preferences as well as other information on their landscape perception. These findings are the foundation of the 2008-2011 Statewide Comprehensive Outdoor Recreation Plan (SCORP) providing guidance for investments in needed outdoor recreation facilities. Ninety One Percent of the respondents in Eastern Sussex County said outdoor recreation is important to them. The creation of pathways or trails along the Assawoman Canal should address the desire and need for walking, jogging and bicycle paths. The expansion of the John T West Park to provide an area for more passive recreation will address the need for more passive open space recreation. The Town will also consider adding such recreational activities as horseshoe pits to the park to augment the existing playgrounds, fitness equipment and volleyball courts.

Several neighborhoods within the Town provide amenities such as tot lots, swimming pools, and tennis courts for their residents. These facilities are owned and maintained by the community associations through dues paid by residents on an annual basis. The Town recognizes the importance of these facilities to provide a mix of recreational opportunities to residents and guests. The Town will work through continued management of these facilities through the review and update of existing land use regulations and will endeavor to ensure proper construction and ensure long-term maintenance. In addition, Ocean View is the site of one of Delaware's premiere public golf courses, "Bear Trap Dunes," which provides enjoyment and a mix of activities for Town property owners and residents at a fee. Finally, the premier attraction of Ocean View and nearby towns is their proximity to the Atlantic Ocean and its public beaches via Bethany Beach, South Bethany Beach or State of Delaware Seashore State Parks. The Town will endeavor to develop a recreation plan that works with the Department of Natural Resources and Environmental Control and other local communities to ensure that the Plan reflects their open space preservation and outdoor recreation planning activities.

According to the responses given in the Town's 2004 survey, 94.4% of the respondents stated that mature trees and new plantings and landscaping make Ocean View a desirable place to live. That sentiment continues to be true today, as the Town has obtained the National Arbor Day Foundation Tree City USA recognition for over 3 years. This National recognition requires the Town to spend \$2 per capita per resident annually on trees, have a tree board or commission, celebrate Arbor Day and have a tree care ordinance. Based upon this recognition, the Town will continue to work with the Delaware Forest Service to review and consider amending the community forestry ordinance. If adopted, this ordinance will continue to address such concerns as tree preservation along waterways and in new subdivisions, support for tree planting in downtown areas and developments, and future liability issues that come from an older and poorly maintained urban forest resource.

In order to protect and preserve open space the Town, will require Best Management Practices (BMP's). Community BMP's such as waste-water treatment facilities, storm-water treatment areas, and both tidal and non-tidal wetlands will generally be excluded from future subdivisions required open space calculations that are necessary to meet the required open space for the project.

Recommendations for Consideration - Open Space

Concerns	Strategies
Preserve and enhance the current recreational facilities and open spaces within the Town.	Continue to maintain and improve the John T West Park and review the long range financial plan to ensure that adequate funding is budgeted. Work with the Department of Natural Resources and Environmental Control to develop a recreational plan for the Town of Ocean View.
Future developments may not allow or limit open space or recreation resources within the Town.	Consider revising land use regulations to further expand and clarify the types of required recreational facilities and open space in future developments.
Current development may eliminate parcels that would be available for recreational facilities.	Consider including funding in the Town's Long Range Financial Plan to acquire land for open spaces. Investigate possibility of State grant to acquire land for open spaces and/or recreational needs.
Rapid growth may cause destruction of trees and vegetation.	Work with the Delaware Forest Service to review and potentially amend ordinances for preserving older trees and planting new ones.

TRANSPORTATION

GOAL: ENHANCE THE EXISTING TRANSPORTATION SYSTEM AND CREATE ALTERNATIVE TRAVEL THROUGH A MULTI-MODAL TRANSPORTATION NETWORK TO IMPROVE TRAVEL SAFETY



An adequate community transportation system must ensure that pedestrian and vehicular traffic flows safely and efficiently without serious disruption to community lifestyle patterns. This task becomes more difficult during the seasonal influx of summer traffic to southern Delaware resort areas. Land development and population growth continues to add new service demands to the present and future transportation network.

The Delaware Department of Transportation currently maintains the following routes within the Town of Ocean View:

Route / Road Number	Road Name	Location / Service Area
Delaware Route 26	Atlantic Avenue	From Bethany to Millville
Road 361	West Avenue	South of Route 26 (Atlantic Avenue)
Road 357	Central Avenue	North of Route 26 (Atlantic Avenue)
Road 84	Central Avenue	South of Route 26 (Atlantic Avenue)
Road 352	Windmill Road	South of Burbage Road
Road 368	Beaver Dam Road	East of Central Avenue

Route 26 runs directly through the Town of Ocean View and is the major east-west route to Bethany Beach and other Atlantic coast resorts. It therefore continues to experience excessive seasonal congestion which has become year round congestion.

The Delaware Department of Transportation initiated a planning study of Route 26 in fall of 2004. Construction is planned to begin in September 2011 and be completed in late 2015. Detour Routes improvements are scheduled to begin in September 2009 and be completed in late 2011.

The proposed improvements will also allow for increased accessibility from improvements to being made to Route 26.

Phase I

- Road 353 (Burbage Road) from State Route 17 to Road 352 (Windmill Road)
- Road 352 (Windmill Road) from State Route 26 to Road 84 (Central Avenue)
- Road 84 (Central Avenue) from Road 352 (Windmill Road) to 368 (Beaver Dam Road)
- Road 368 (Beaver Dam Road) from Road 84 (Central Avenue) to Road 361 (Muddy Neck Road)

Phase II

- Road 365 (Powell Farm Road) from State Route 26 to Road 353 (Burbage Road)
- Road 353 (Burbage Road) from Road 365 (Powell Farm Road) to State Road 17

All new highway access, including driveways, commercial entrances, and subdivision entrances on State-maintained roads, is subject to an entrance design review process by the Delaware Department of Transportation.

The Town owns and maintains the balance of the remaining streets in the Town of Ocean View. Street repairs are dealt with on an as-needed basis; however, the Town continues to implement a paving management system to help plan for future repairs as well as implement maintenance programs to preserve the streets. A greater concern to the Town of Ocean View is a shortage of sidewalks in the older segment of the community; what sidewalks are in place are on Route 26 (Atlantic Avenue) or in the residential planned communities, such as Bear Trap Dunes. Ocean View currently has no ordinances requiring sidewalks or bike paths. However, the Town hopes to remedy this by potentially implementing new community design standards.

The Town will consider developing a comprehensive mobility plan that will work to design a network of bike paths and sidewalks to increase pedestrian traffic throughout the community and reducing vehicle traffic. This network will connect to the sidewalks and bike paths in the Town of Bethany Beach and the current bike path on West Avenue and form a loop to South Bethany, Sea Colony, Bethany Beach, and Ocean View. The Town completed a study in 2005 for providing pedestrian walkways along Woodland Avenue from West Avenue to Daisy Avenue. This study was designed to allow all citizens to access West Avenue loop as well as the sidewalks leading to Lord Baltimore Elementary School. The plan that was developed provided limited ability to widen several streets within the community and was later determined to be cost prohibitive due to right-of-way acquisitions. To date the proposed project has not been implemented.

Congestion on Route 26 continues to be a major concern of all the property owners and guests to the Town. Ocean View's citizens also have concerns about the many intersections that cross over Route 26. In response to these concerns, DelDOT completed a south-bound right turn lane to Central Avenue and Route 26. New signal lights were also installed at both intersections. The cut-through problem on Woodland Avenue was also addressed with the addition of a right turn lane and the safety problem at Route 26 and West Avenue was addressed with a new signal light.

The Town continues to work with the State to identify other temporary solution for the serious congestion at the intersection of Route 26 and Central Avenue until Route 26 is improved.

Emergency evacuation is also a concern due to the threat of coastal flooding. The improvements to Route 26 will help alleviate these concerns but will not eliminate them because of the number of people that may need to evacuate in a severe storm. The Town must work with other local municipalities, the county, and the State to ensure a safe evacuation.

Recommendations for Consideration - Transportation

Concerns	Strategies
Traffic congestion on Route 26.	Continue to communicate with DelDOT on the capital improvements project. Consider allowing residential uses in any future general business district because residential use would create less traffic than business use. Endeavor to improve intersections that cross over Route 26 to improve traffic flow and add interconnecting parking lots along Route 26 to reduce number of vehicles entering and exiting on Route 26.
The lack of a safe pedestrian and bicycle transportation system.	Consider developing a plan for a safe pedestrian and bicycle transportation system. Consider allocating funding for these projects in the Town's long range financial plan including construction costs and the costs of acquiring right-of-ways. Research existing outside funding sources such as Transportation Enhancement Funds and require future developments to improve existing infrastructure. Potentially incorporate in the land use code requirements for sidewalks and bike paths within subdivisions and connectivity to sidewalks and/or bicycle paths in adjacent developments and to other public rights-of-way.
Maintenance of the Town's street infrastructure.	Continue to revise and consider implementing a pavement management system and update street ordinances to ensure that new roads will be properly constructed, and existing roads will be properly maintained.
Safe evacuation routes.	DelDOT and public safety officials have completed significant work to develop a formal

	emergency evacuation plan for residents living in South Coastal Sussex County. Ocean View will consider adopting this plan.
Obtain State, Federal, and other funds for future road improvements, sidewalks, and bike paths.	Consider implementing a detailed capital improvements program and budget that will include funding reserve accounts for future improvements. Continue effective management of the Municipal Street Aid Fund. Research other funding sources for road system maintenance.

SERVICES

GOAL: ENHANCE THE CITIZENS' QUALITY OF LIFE

Since 2004 the Town has expanded its services to meet the demands of its growing population, Municipal services now include full-time police protection, street maintenance, and street lighting; however, like many other jurisdictions struggles to meet the continued demands of a growing and aging population. The Town will consider the following services and their needs as part of future growth and development.

Public Sewer

The Town of Ocean View is part of the Bethany Sanitary Sewer District, which is administered by Sussex County. The Town of Ocean View's sewer project was completed in 2001, and all residents must connect to this system. In addition, Sussex County completed the expansion of the South Coastal Regional Wastewater Facility that serves the Town of Ocean View and the surrounding areas in 2006. This increased capacity from 6 MGD to 9 MGD. Since sewer capacity will always be limited, the Town currently requires that an application for subdivision or annexation must be accompanied by a letter stating sewer capacity is available for the proposed land use application. This application process was developed and has been used on several recent annexations within the past five years.

The Town's future growth area east of Central Avenue was included within the South Coastal Planning Study, which currently allows an average of four units per acre. The Town will continue to work with Sussex County to ensure that any new development projects do not exceed the sewer capacity limitations for this area. The Town requires that any application for subdivision or annexation must be accompanied by a letter stating sewer capacity is available for the proposed land use application. To further support the County's waste-water management efforts, the Town intends to continue prohibiting the construction of individual or community On-Site Wastewater Treatment and Disposal Systems.

Public Water

Public water is currently available to the communities of The Village of Bear Trap Dunes, the Cottages on White's Creek, Hunters Run, Savannahs Landing, Briarcliff, Wedgefield/Avon Park, and the Town Center Area through Tidewater Utilities or the Town of Bethany Beach.

Tidewater Utilities and the Town of Bethany Beach currently hold Certificates of Public Convenience and Necessity (CPCN's) for portions of the Town of Ocean View. The Town

completed negotiations in 2008 with Tidewater Utilities to purchase part of its CPCN to include this area in a Town-owned water system. Tidewater was awarded the contract to supply water to areas not served within the Town of Ocean View via a Town-owned water system. A nonbinding referendum on this issue was approved by voters in February 2004, and the Town's water system began operating on March 1, 2008

The Town also recognizes that the Water Allocation Program regulates water use by the Town through Tidewater Utilities' Ocean View District, which serves 15,739 customers. Tidewater produces the water, delivers it to the Town through its distribution network, and even bills the customers. Although the Town states in its plan that it has had a Town-owned water distribution system since March 1, 2008, this system does not provide any of the functions of a Town water system.

The Water Allocation Program is currently working with Tidewater to increase its allocation to serve an additional 8,600 customers by 2014. This increase takes into account the additional 300 residents projected by the Town. The water conservation program for the district as a whole is working well, and we presently have no further concerns for the proposed Town water use.

Public Safety

Police



The Town of Ocean View has a police force of seven full-time sworn police officers who provide coverage at all times. In 2007, the Town has completed a new police facility, which meets its public safety needs for the next 50 years. The officers currently provide police protection within the Town of Ocean View and assist surrounding areas as requested by the Sussex County 911 Dispatcher. The number of calls made outside the Town of Ocean View has increased in recent years due to the rise in residential and commercial development in the surrounding areas and the Town continues to work to meet this demand and wishes to work with Delaware State Police to offset the increased demand to the region.

Fire

Fire service is provided by the Millville Volunteer Fire Company which services Ocean View, Millville, and surrounding areas. Currently the Company has approximately 150 members; however, like many volunteer fire companies struggles to maintain this membership due to

changing community demographics. Emergency medical services are provided by Millville Volunteer Fire Company's ambulance service and Sussex County's EMT. To assist with the continued demands for these services the Town makes an annual donation to the fire company.

Electric and Telecommunication

Delmarva Power and Light and Delaware Electric Cooperative provide electrical service and Mediacom provides cable television service to Ocean View property owners.

Trash Service

The Town does not provide trash service to its property owners. The Town has researched the feasibility of offering trash service in the future but has not entered into any trash collection agreements.

Storm-Water and Drainage

Adequate drainage and the proper maintenance of drainage systems within and around the Town of Ocean View are vital to existing and proposed development, and the overall quality of life within the Town. Along with tax ditches (which have an established right-of-way) are a network of private ditches (without right-of-way) which convey surface water to existing tax ditches. Well-organized and maintained tax ditches provide the drainage conveyance framework which allows productive farmland and desirable residences.

It is recommended that existing tax ditch rights-of-way should be protected from development encroachment to allow for routine maintenance and periodic reconstruction. Routine maintenance primarily consists of mowing ditch bank vegetation and the removal of small blockages. Periodic tax ditch reconstruction involves the removal of sediment from the ditch bottom to reestablish the original design grade. The removed sediment -- called "spoil" -- is typically disposed of by spreading it within the tax ditch right-of-way. The placement of permanent obstructions within tax ditch rights-of-way is prohibited. Any change to the location of the tax ditch, or the existing tax ditch rights-of-way, will require a change to the tax ditch court order.

To address future drainage concerns, the Town will endeavor to develop a master drainage plan. This effort will fulfill a key element now missing in the current comprehensive plan. Tax Ditch Organizations within the Town and the potential growth/ annexation areas are the Banks Bennett Tax Ditch, Beaverdam Canal Tax Ditch, Deep Hole Tax Ditch, Derrickson Canal Tax Ditch, Little Bay Tax Ditch, and the McCabe Tax Ditch. The Town's efforts in controlling drainage may include the following:

- The identification of existing open channels within the Town boundary, as well as future annexation areas, since these channels may require future maintenance. Riparian buffers along the channels provide a multitude of benefits to water quality and wildlife along

with recreational opportunities. The development of a master drainage plan could also serve as a guide to link future development open space as greenways.

- Explore the use of drainage ways (and other open space set asides for drainage maintenance) for bicycle and pedestrian interconnections in new developments. For developments on waterways (that are of sufficient size to kayak), consider an unimproved launch area in the recreation open space plan. This would allow more residents to access the waterways, in a non-mechanized manner, while keeping the cost of operations and maintenance down.
- Potentially pursue creation of drainage easements along waterways, ditches, and storm drains where currently there are none. This would give the Town the ability to hire contractors to remove blockages without the time-consuming task of the State obtaining permission to trespass on the property to conduct surveys.
- Consider reviewing, developing and evaluating new and existing regulations to support those proposed or currently in place by the State of Delaware to address future storm water issues.

Based upon these recommendations, the Town has identified areas within the community for mitigation of flooding hazard. In 2007, the Town developed an engineering plan to improve the Town's current systems. This plan calls for \$1.25 million dollars to be invested in addressing storm water management mitigation projects. In 2008, Mayor and Council approved \$800,000 dollars in funding to address the major drainage projects within the municipality between 2009 and 2014; one of these projects along Hudson Avenue and Woodland Avenue was completed in 2008. Other projects are being planned for completion by 2014.

Recommendations for Consideration - Service Strategies

Concerns	Strategies
Future growth area may not have sewer capacity for the projected maximum allowable number of units per acre.	Work closely with Sussex County and stage growth so that development does not occur before sewer capacity is in place to service it.
Providing public water to all property owners in the Town of Ocean View.	Research funding sources to enable Town to provide public water to property owners currently not receiving service.
Trash service	Research possibility of providing trash service to the Town's property owners.
Police protection to surrounding area by the Ocean View Police Department with Ocean View taxpayers' money.	Work with the State to provide more State police coverage to the unincorporated areas. Work with Millville to help it start a police force.

Town's ability to provide services to annexed properties and new subdivisions.	Consider adopting an adequate public facilities ordinance to help phase in infrastructure.
Will the water resources inside the Town be sufficient to provide water for the future population of 3,666 on a day of peak water demand.	The Town will work with Tidewater Utilities to obtain and develop a water resource study for the area to address this concern.
The Town is able to assume an adequate supply of safe affordable drinking water for the community.	The Town should consider adopting a source water protection ordinance to assure an adequate supply of safe affordable drinking water while addressing land use activities within the community.

ENVIRONMENT

GOAL: PRESERVE THE TOWN’S NATURAL RESOURCES BY LIMITING GROWTH IN ENVIRONMENTALLY SENSITIVE AREAS AND EDUCATE THE PUBLIC ON THE EFFECTS OF POLLUTION ON THE AREA’S WATERSHEDS

Total Maximum Daily Loads for the Inland Bay Watershed



The Town of Ocean View is located within the greater Inland Bays drainage. Under Section 303(d) of the 1972 Federal Clean Water Act (CWA), states are required to identify all impaired waters and establish total maximum daily loads (TMDLs) to restore their beneficial uses (e.g., swimming, fishing, and drinking water). A TMDL defines the amount of a given pollutant that may be discharged to a water body from point, nonpoint, and natural background sources and still allows attainment or maintenance of the applicable narrative and numerical water quality standards. A TMDL is the sum of the individual Waste Load Applications for point

sources and Load Allocations for nonpoint sources and natural background sources of pollution. A TMDL may include a reasonable margin of safety to account for uncertainties regarding the relationship between mass loading and resulting water quality. In simplistic terms, a TMDL matches the strength, location and timing of pollution sources within a watershed with the inherent ability of the receiving water to assimilate the pollutant without adverse impact. Moreover, reducing the pollutants to the level specified by the TMDL(s) will ensure that a water body meets the water quality criteria and goals in the State Water Quality Standards.

A Pollution Control Strategy (PCS) is an implementation strategy that identifies the actions necessary to systematically reduce the pollutant loading rate for a given water body, and meet the TMDL reduction requirements specified for that water body. A variety of site-specific best management practices (BMPs) will be the primary actions required by the PCS to reduce pollutant loadings. The pollutants specifically targeted for reduction in the Inland Bays watershed are nutrients (e.g., nitrogen and phosphorus) and bacteria. The PCS for the Inland Bays was approved on November 11, 2008, and is now a regulatory directive containing enforceable provisions.

The pollutants targeted for reduction in the Indian River Bay watershed are nutrients (e.g., nitrogen and phosphorus) and bacteria (Table 1). As mentioned previously, the PCS will require specific actions that reduce nutrient and bacterial loads to levels consistent with the goals and

criteria specified in the State Water Quality Standards. The PCS for the Inland Bays was approved on November 11, 2008, and is now an enforceable regulatory directive.

Inland Bays/Atlantic Ocean Drainage (low reduction area)	N- reduction requirements	P-reduction requirements	Bacteria-reduction requirements
Indian River Bay watershed	40%	40%	40% Fresh; 17% Marine

Table 1: TMDL nutrient (nitrogen and phosphorus) and bacteria reduction requirements for the Inland Bays (low reduction zone).

Non-point sources of nitrogen and phosphorous come from a variety of land uses throughout the watershed. These may include, but are not limited to, septic systems, agricultural runoff, fertilizer runoff from residential lawns, and other land uses.

The public continues to support the protection of area waterways. The vast majority of respondents (89%) ranked protecting the quality of the Indian River Bay in 2004 as important. This sentiment is still true today; protecting the quality of the Indian River Bay is important in shaping the growth of Ocean View and the surrounding areas.

“Regulatory Protection of wetlands is mandated under Section 404 provisions of the Federal Clean Water Act. Certain other wetlands (mainly in tidal areas) are accorded additional regulatory protection under provisions of Title 7, Delaware Code, and Chapter 66. Compliance with these statutes may require an Army Corps of Engineers approved field wetlands delineation and/or an official DNREC wetland jurisdictional determination.”

Source Water Protection

The environmental features map in and around the Town of Ocean View. There are several areas identified as excellent or good recharge areas. These areas may warrant special protection because they help protect and replenish the area’s groundwater supply, which serves as a source of drinking water for area residents. Wetlands are also depicted on Map 10 in the Town of Ocean View and in surrounding areas. As lands in and around Ocean View are developed, wetland delineations should be conducted in areas that may contain wetlands. The Town should make every effort to ensure the protection and preservation of wetlands and should consider the creation of a source water protection ordinance to supplement existing and proposed subdivision regulations.

As part of this effort, the Town may also consider recommendations for reducing impervious surfaces within the municipal limits for improving storm-water management and drainage. These recommendations might include:

- Requiring the use of pervious paving materials, whenever practicable, in lieu of conventional paving materials. The use of pervious paving materials is especially beneficial for large commercial parking lot areas. Studies have shown a strong relationship between increases in impervious cover to decreases in a watershed's overall water quality. Reducing the amount of surface imperviousness through the use of pervious paving materials ("pervious pavers") in lieu of asphalt or concrete, is an example of practical BMPs that could easily be implemented to help reduce surface imperviousness.
- Potentially requiring an impervious surface mitigation plan for all residential and commercial development exceeding 20% imperviousness. The impervious surface mitigation plan should demonstrate that the impervious cover in excess of 20% will not impact ground water recharge, surface water hydrology, and/or water quality of the site and/or adjacent properties. If impacts to groundwater recharge, surface water hydrology will occur, the plan should then demonstrate mitigation of said impacts and/or if impacts cannot be mitigated, the site plan will be modified to reduce the impact of impervious cover. Additionally, it is further recommended the pervious paving materials be required. In commercial areas, it is strongly recommended that pervious paving materials be required for at least 50% of the total paved surface area(s).
- Define how developers may calculate surface imperviousness. The calculation for surface imperviousness include all of the following forms of constructed surface imperviousness: all paved surfaces (e.g., roads, sidewalks, and parking areas), rooftops, and open-water storm water management structures.

Habitat Preservation



Cumulative forest loss and wetland degradation in Delaware is of the utmost concern to the Division of Fish and Wildlife which is responsible for conserving and managing the State's wildlife (see www.fw.delaware.gov and the Delaware Code, Title 7). Current State, County, and local ordinances/regulations do not adequately protect these resources. Therefore, the State must rely on landowners and/or the entity that approves projects (i.e., counties and municipalities) to consider implementing measures that will aide in forest loss reduction, wetland protection and water quality protection.

Whites Creek

The NHESP database does contain observations of state-rare plants and animals on the northern end of Ocean View along White’s Creek. In addition to state-rare species, Whites Creek also hosts nesting Ospreys. Maintaining existing buffer zones in this area will help to preserve the integrity of these wildlife habitats. Enhancing the buffer zones in this area will improve existing wildlife habitat and may also provide the benefit of improved water quality in White’s Creek.

Effect of Forest Loss/Fragmentation on wildlife resources

Over the last decade, forest loss has led to a corresponding loss of forest-dependent species. Due to Delaware’s position within the Atlantic flyway for migratory birds, it is extremely important to conserve large tracts of forests.

Forest fragmentation resulting from development separates wildlife populations, and increases “edge effects” that leave many forest-dwelling species vulnerable to predation and infiltration by invasive species. When forested areas are cleared, wildlife must either co-exist with new human residents or disperse into surrounding areas. Either scenario can result in human/animal conflicts including interactions on the roadways. Greater pressure is placed on nearby protected lands such as wildlife areas, State forests and State parks as displaced wildlife compete for finite resources. Crowding wildlife into smaller and smaller ‘islands’ of habitat can also lead to an increase in disease related mortality.

Forests also provide environmental services that benefit humans directly such as water quality protection (erosion control and sediment, nutrient, biological and toxics removal), climate moderation, aesthetic value and recreational opportunities.

Wildlife Habitat Preservation

Of Delaware’s many species of wildlife, some occur only in Sussex County. Portions of growth area of the Town of Ocean view lie within three miles of the Assawoman Wildlife Area; the following recommendations, if adopted, may minimize potential impacts to wildlife species:

Retain forest habitat for wildlife. Many species of wildlife require forest habitat for purposes of breeding, sheltering and feeding. Clearing of forest habitat should be minimized to the extent possible, to avoid adverse effects on wildlife. When clearing of forest habitat is unavoidable, the applicant should attempt to retain larger, connected wooded parcels rather than unnecessarily fragmenting large wooded habitat blocks. Forest restoration efforts should be targeted to areas adjacent to already wooded parcels, to help establish larger parcels more likely to sustaining wildlife populations.

- 1) Restoration should utilize the largest trees practicable. Trees to be planted should be hard or soft-mast producing native species.
- 2) Forested riparian corridors should be retained. Retention of wooded riparian corridors would enhance the ability of wildlife to move through the site even after the

development. The Town will consider requiring vegetated buffers (i.e., native trees) adjacent to streams, ditches and ponds, to enhance their suitability as dispersal corridors for wildlife.

- 3) Reduce habitat degradation resulting from building and use of permanent structures. Habitat degradation associated with residential use of this growth area results from a variety of changes in the quality of the habitat, including human disturbance (e.g., noise), changes in microhabitat conditions, road kill mortality and barriers to wildlife movement, and indirect effects of land use changes (e.g., presence of domestic pets such as dogs which may chase or kill resident wildlife). To avoid these potential effects, the Town will consider recommending against placing structures and roads near forested habitat.
- 4) Protect environmental health wildlife. Trash dumping into open space, and open-air fires, should be prohibited, to preserve environmental quality air and water. Controlling the availability of trash and other wastes possibly attractive to potential predators of wildlife (e.g., foxes, owls feeding on rodents at trash sites), will reduce the likelihood of indirect adverse effects on wildlife.

Recommendations for Consideration - Environmental Strategies

Concerns	Strategies
Preservation of the Town's Natural Resources	Continue to encourage property owners to connect to the Bethany Beach Sanitary Sewer District and educate them on the environmental benefits of this connection. Educate the public on the effects of fertilizers on the watersheds. Consider revising the zoning code to reduce the number of units per acre in some areas, but allow for clustering to create more open space and require preservation of wetlands. Consider supporting water resource conservation through land use controls which would include groundwater aquifer recharge area protection. Consider implementing an ordinance that would require buffers zones along wetlands and tidal waterways.

COORDINATION

GOAL: ENSURE COORDINATION BETWEEN FEDERAL, STATE, COUNTY AND NEIGHBORING COMMUNITIES

The future of the Town of Ocean View is influenced by myriad forces beyond its control. It is therefore critical that intergovernmental coordination continues to encourage economic expansion and direct growth to appropriate areas. Such development and economic growth often have impacts on transportation, water and wastewater, the environment, and other areas of concern. Therefore, it is necessary that growth management strategies and policies promote and encourage communication, cooperation, and coordination among all parties involved. As intergovernmental agencies collaborate on issues of mutual interest, they become more aware of each other's needs and priorities.

The Town must continue to communicate with Sussex County on many issues including, but not limited to, efforts to coordinate new developments and annexations with the Planning and Zoning Office and Utility Division. The Town will also continue to work with Sussex County and the Town of Millville to eliminate the jurisdictional splitting of properties that now exists.

The Town of Ocean View recognizes that any land use decisions made under the jurisdiction of Ocean View, Millville, and Sussex County impact all three jurisdictions. The potential annexation area depicted on Map 3 shows that the area for possible annexation between the current Town boundary and Substation Road is also in the "area of concern" depicted in Millville's comprehensive plan. Ocean View is committed to working with Millville to develop a Memorandum of Understanding (MOU) between the towns regarding any annexation proposals to either town in this area. This MOU, if executed, will continue to outline strategies for coordination between the two towns on any annexation petition or development request in this common area and will be reviewed again as part of this comprehensive plan update.

The Town of Ocean View continues to be interested in developing an MOU with Sussex County to agree on a method of coordinating development projects under the County's jurisdiction in the area surrounding Ocean View. The Town of Ocean View will work with Sussex County and the State Planning Office to ensure the notification of all parties involved with annexations and zoning changes. A plan of services that will include a letter from Sussex County or an appropriate sewer provider about the availability of sewer for the proposed project will be submitted to the State Planning Office for all annexations as part of these procedures.

Ocean View is currently working with Sussex County and the Delaware Emergency Management Agency on a countywide hazard mitigation plan. Over the past several years the Town has worked with the County to address the need for expanded emergency services. Also the Town has worked with other local jurisdictions to address the need for continued ambulance services within the resort region. Recently the Town finalized an agreement to address this valuable service and will continue to work with these communities as defined by the recent agreement. In addition, the Town will continue to work with Sussex County Engineering Department as new lands are annexed into the community. Sussex County services such as sewer

and emergency services must provide a letter of concurrence to support any plan of services submitted to the Office of State Planning Coordination prior to annexation of land, verifying that sewer is available for land under consideration for annexation.

The Town's continues to participate in both the Sussex County Associations of Towns and the Delaware League of Local Governments. Both professional associations help keep the Town abreast of any regional concerns and strategies.

The Town will continue to work with the Town of Millville and the Indian River School District to have the portion of Lord Baltimore Elementary School located within the incorporated limits of the Town of Millville de-annexed from Millville and annexed into Ocean View. This will permit the school structure and recreational fields to be fully located within Ocean View and subject to the police protection by the Town of Ocean View Public Safety Department.

Finally, the Town communicates frequently with the State Planning Office on issues such as rezoning, annexation, and the revision of this Plan. The Town also communicates with other State and Federal agencies in its attempt to secure public water.

Concerns	Strategies
Coordination of local and regional planning efforts	Explore opportunities for cooperating with adjacent municipalities to promote regional needs. Coordinate capital improvement programs to permit more efficient provision of public infrastructure and eliminate duplication of services. Endeavor to work successfully with surrounding jurisdictions, Sussex County, and State agencies on land use and hazard mitigation plans and capital improvement projects. Attempt to develop a Memorandum of Understanding with Millville about the Town of Ocean View's Growth and Annexation Area.

ECONOMY

GOAL: TO MAINTAIN OR INCREASE THE CURRENT ECONOMIC STANDARDS OF THE RESIDENTS IN TOWN

The Town now has a strong local economy due to development in the area and the influx of retirees. Real estate and construction markets are slowing compared to the recent boom and health and social service industries continue expanding due to the aging population of the community. Demographics from the 2000 census of the Town show that only 51% of the Town's residents are in labor force, and 33 minutes is the median travel time to work. Also, local businesses in the Town of Ocean View currently have a total workforce of about 400 employees who work in a wide variety of businesses such as restaurants, banks, developers, contractors, attorneys, doctors, small retail stores, and recreational activities. The Town's largest employer, Carl M. Freeman Entities (Bear Trap Dunes), has about 50 employees in various positions from golf course and club house employees to construction and real estate professionals and management staff.

The 2000 census stated that the Town's median income was \$47,500, and five families were at or below the poverty level. Retirees will probably continue to constitute the largest population growth segment. Therefore, employment opportunities need not grow with the rate of residential growth; however should reflect those skilled labor jobs that would be available at a part-time basis to support the increasing retirement segment of the Town. In addition, the seasonal influx of tourists in neighboring beach communities will continue to provide employment opportunities for younger residents and the influx of people migrating to the community. The Town will encourage neighborhood businesses in any new development in Zoning District 3 as well as on the Route 26 corridor, but has no formal plans for economic development within the Town of Ocean View.

IMPLEMENTATION

To allow for the implementation of this Comprehensive Plan update the Town will consider the following items:

- To continue to evaluate polices and regulations to support the Comprehensive Land Use Plan
- Evaluate current codes and ordinances and determine whether or not they support the revised Plan.
- Revise current codes and ordinances, which conflict with the plan.
- Evaluate the official zoning map.
- Continue to review and revise the zoning map to comply with the plan within 18 months of plan's adoption.

PROPOSED LAND USE PLAN ORDINANCE IMPLEMENTATION LIST

1. Rezone to comply with the Comprehensive Plan map.
2. Continue to review and if necessary reduce densities in the R Residential District. Possible new densities, subject to Town Council's discretion, may be:




R-3 (Single-family)	4/acre	R-3 (Townhouse)	4/acre
R-3 (Two-family)	4/acre	R-3 (Multi-family)	5/acre
3. Consider allowing residential uses in conjunction with commercial uses in the Route 26 corridor and in the future annexation areas.
4. Continue to review and potentially redefine the planned community design standards to meet the community goal of maintaining a small town atmosphere.
5. Continue to review and potentially allow mixed-use in general business district to promote a diverse commercial center for the Town.
6. Consider creating an attractive streetscape on Route 26 by continuing the process of incorporating new Route 26 design standards.
7. Coordinate with DelDOT on the capital improvements project to improve intersections that cross over Route 26 to improve traffic flow and add interconnecting parking lots along Route 26 to reduce number of vehicles entering and exiting on Route 26.

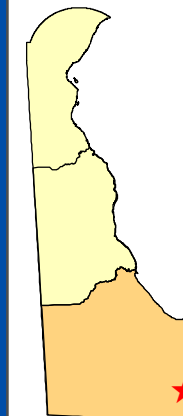
8. Consider developing a plan for a safe pedestrian and bicycle transportation system by requiring sidewalks and/or bicycle paths and connect these routes with current and future routes wherever possible.
9. Work with DelDOT and public safety officials to develop a formal emergency evacuation plan for residents living in South Coastal Sussex County to be adopted as part of the implementation of this comprehensive plan update.
10. Work with the Town of Millville to address concerns that occur through the annexation process which create Town divided subdivisions; such as Country Estates.
11. Consider preserving the historical areas by completing a survey and inventory to determine preservation eligibility and through this effort preserve agricultural buildings and archaeological sites within developed and undeveloped lands.
12. Work closely with Sussex County to ensure that future growth does not outpace sewer capacity.
13. Consider installing a public water system to the served areas in the Town, which would include fire hydrants. Develop funding sources to enable the Town to provide public water to property owners currently not receiving service.
14. Work with the State to provide additional troopers to serve the unincorporated areas.
15. Consider adopting an adequate public facilities ordinance to ensure that public infrastructure and services are in place before growth is allowed to take place.
16. Consider adopting a source water protection ordinance to assure an adequate supply of safe affordable drinking water while addressing land use activities within the community.
17. Continue to maintain and improve the John T West Park and work with the Department of Natural Resources and Environmental Control to potentially develop a recreational plan for the Town of Ocean View that will allow for the purchase of future park lands.
18. Consider revising land use ordinances to require recreational facilities and open space in future developments.
19. Work with the Delaware Forest Service to review and amend ordinances for preserving older trees and planting new ones and to protect buffer zones along wetlands and tidal waterways.
20. Continue to work with the DNREC, the Towns of Bethany and South Bethany and the communities of Sea Colony, Salt Pond and Bahamas Beach, etc. to promote and develop a walking nature trail along the Assawoman Canal.

TOWN OF OCEAN VIEW

SUSSEX COUNTY, DELAWARE

Map 1: Aerial View

-  Town of Ocean View
-  Major Roads
-  Rivers and Streams



ADOPTED JULY 2010

0 370 740 1,480 2,220 2,960 FEET

Sources:
Aerial Imagery - National Agriculture Imagery Program (NAIP), USDA and FSA 2008.
Municipal Boundaries - Office of State Planning Coordination (OSPC), downloaded August 2010.
Roads - Delaware Department of Transportation, 2008.
Hydrology - National Hydrography Dataset (NHD) flowline, USGS and EPA.

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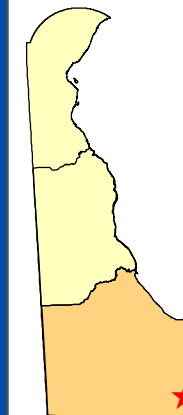
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TOWN OF OCEAN VIEW

SUSSEX COUNTY, DELAWARE

Map 2: Roads and Boundaries

-  Town of Ocean View
-  Communities
-  Major Roads
-  Minor Roads
-  Lord Baltimore Elementary
-  Parcel Boundaries
-  Bodies of Water
-  Rivers and Streams



ADOPTED JULY 2010

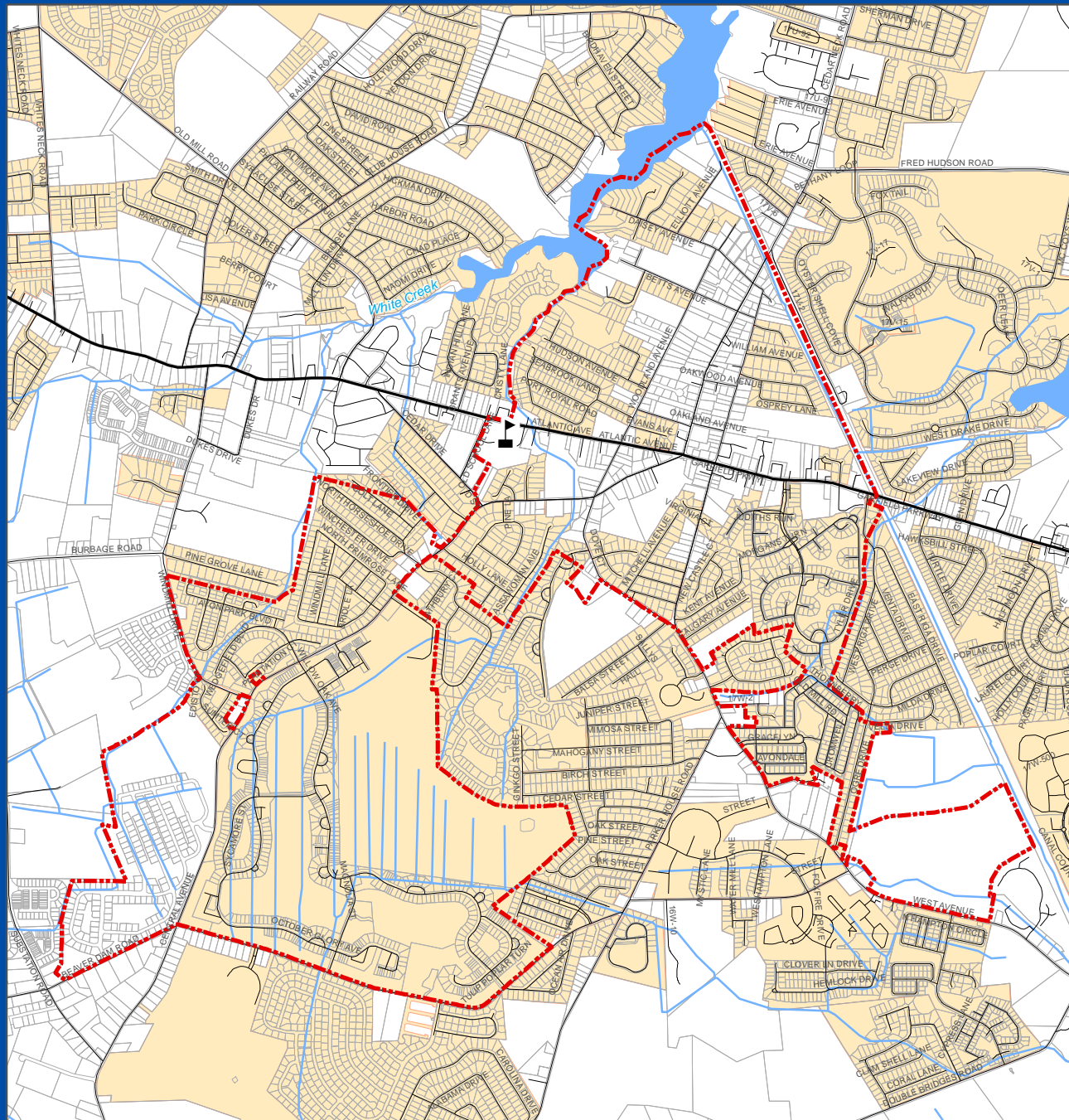
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Sources:
 Municipal Boundaries - Office of State Planning Coordination (OMB), downloaded August 2010.
 Roads - Delaware Department of Transportation, 2008.
 Hydrology - National Hydrography Dataset (NHD) flowlines and waterbodies, USGS and EPA.
 Communities - Sussex County Mapping and Addressing Department, 2008.
 Parcel Boundaries - Sussex County Mapping and Addressing Department, June 2010.
 Schools - Delaware Department of Education, downloaded March 2009.

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



TOWN OF OCEAN VIEW

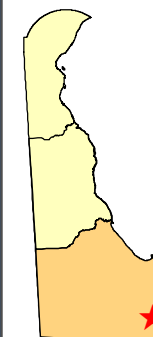
SUSSEX COUNTY, DELAWARE

Map 3: Strategies for State Policies and Spending

-  Town of Ocean View
-  Out of Play
-  Env. Sens. Dev. (Sussex)

Strategy Level

-  Level 1 *Please refer to the Chapter titled, "Directing Growth" in the State Strategies Document for definitions on the four investment levels.*
-  Level 2
-  Level 3
-  Level 4
-  Major Roads
-  Minor Roads
-  Rivers and Streams



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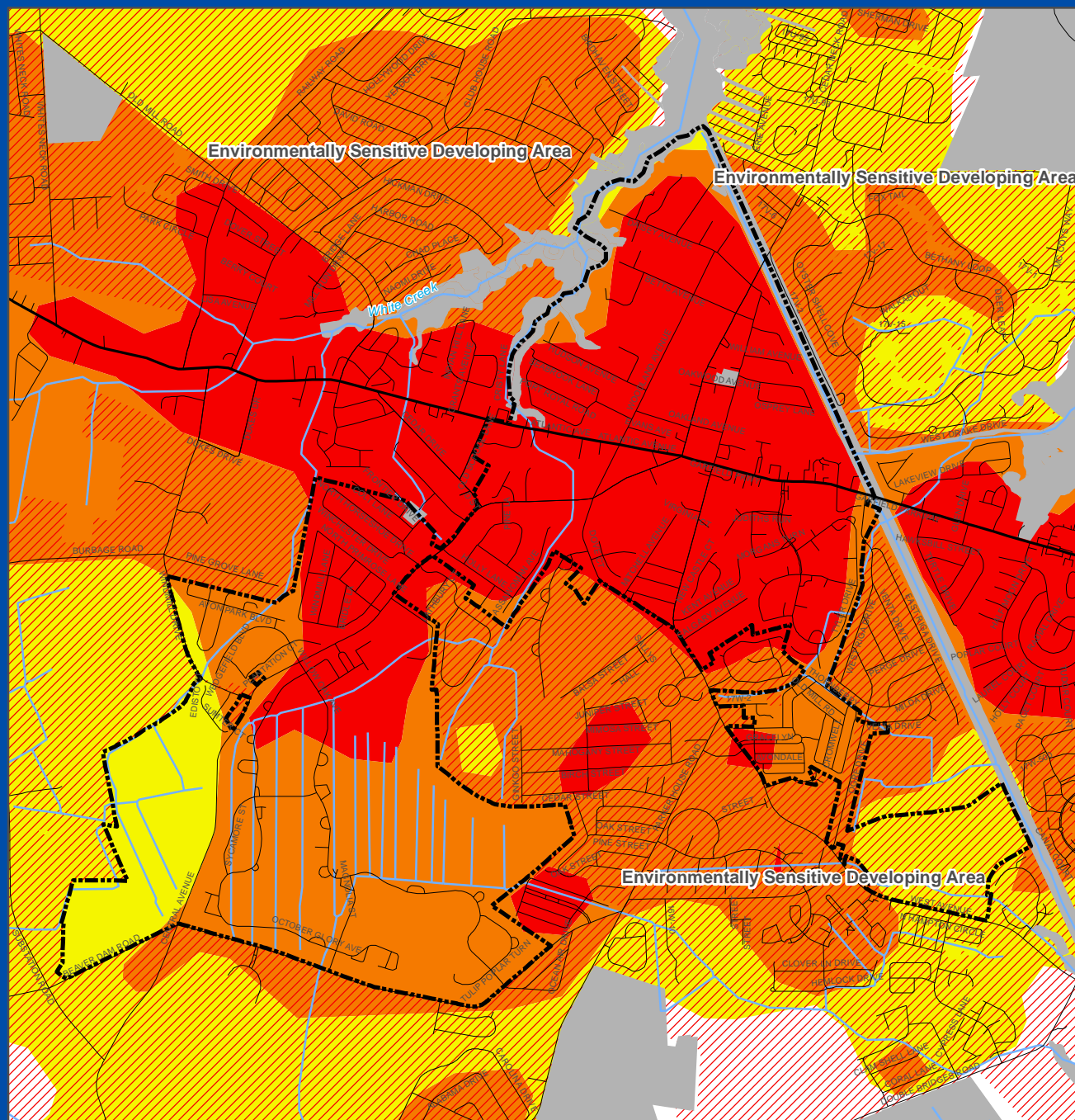
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Sources:
Municipal Boundaries - Office of State Planning Coordination (OMB), downloaded August 2010.
Roads - Delaware Department of Transportation, 2008.
Hydrology - National Hydrography Dataset (NHD) flowlines and waterbodies, USGS and EPA.
Strategies for State Policies and Spending - Office of State Planning Coordination (OMB), September 2004.

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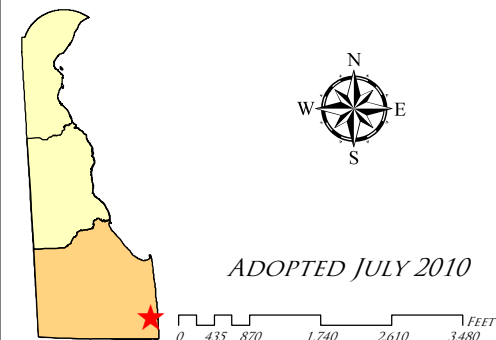


TOWN OF OCEAN VIEW

SUSSEX COUNTY, DELAWARE

Map 4: Environmental Features

-  Town of Ocean View
-  Tidal Wetlands
-  Nontidal Wetlands
-  Wellhead Protection Areas
-  Excellent Recharge Areas
-  State Parks
-  Major Roads
-  Minor Roads
-  Rivers and Streams
-  4 Ft Contours

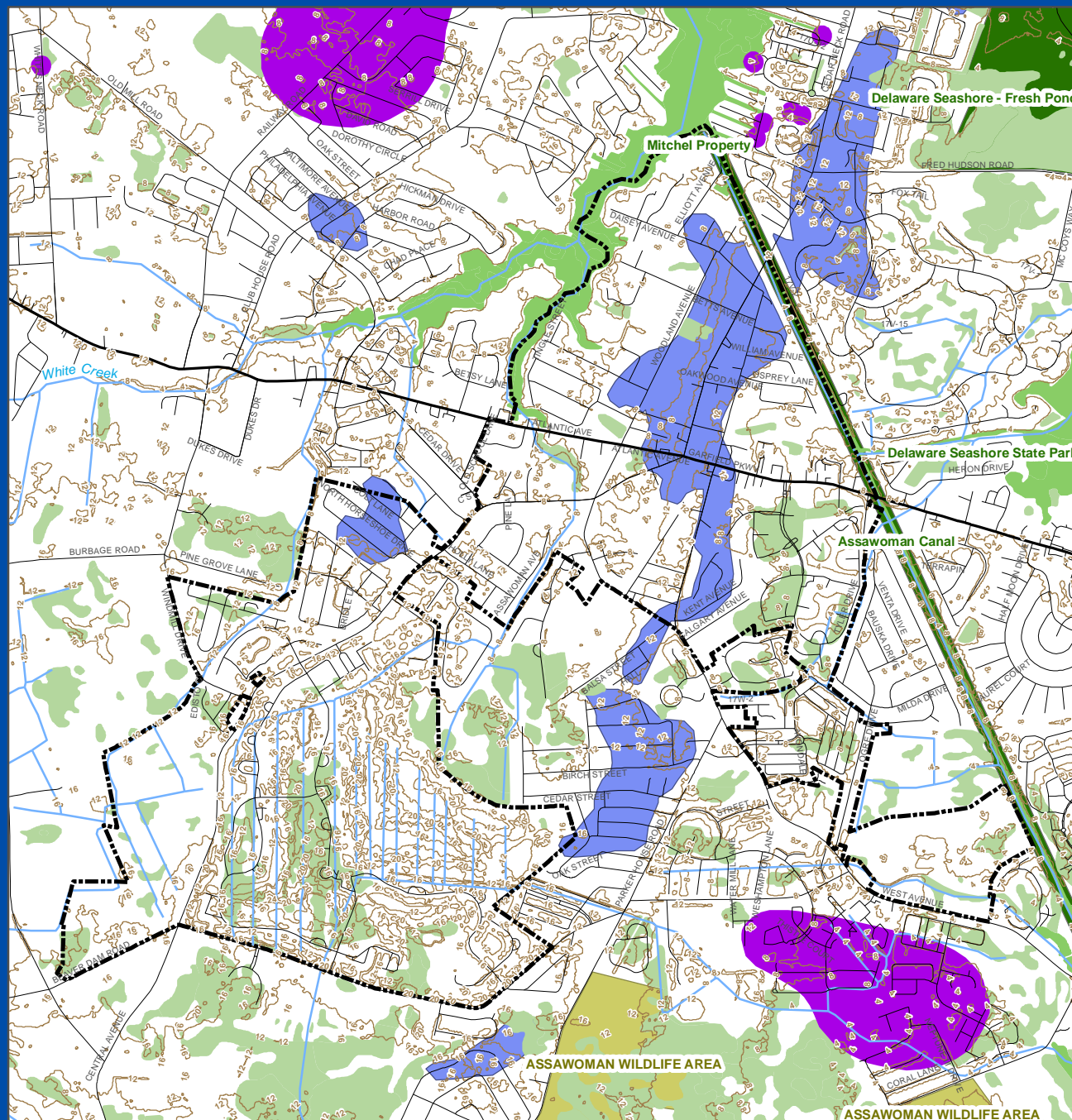


SOURCES:
Excellent Groundwater Recharge Areas - Delaware Geological Survey, 2001.
Wetlands - Statewide Wetlands Mapping Project (SWMP), 2000.
State Parks - DNREC, Parks and Recreation Department.
4 Ft Contours - derived from 2 ft contour, LIDAR data, 2007.
Municipal Boundaries - Office of State Planning Coordination (OMB), downloaded August 2010.
Roads - Delaware Department of Transportation, 2008.
Hydrology - National Hydrography Dataset (NHD) flowlines and waterbodies, USGS and EPA.
Strategies for State Policies and Spending - Office of State Planning Coordination (OMB), September 2004.

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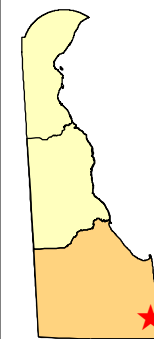


TOWN OF OCEAN VIEW

SUSSEX COUNTY, DELAWARE

Map 5: Existing Land Use

-  Town of Ocean View
-  Residential
-  Planned Community
-  Commercial
-  Special Use
-  Institutional
-  Open Space
-  Major Roads
-  Minor Roads
-  Parcel Boundaries
-  Rivers and Streams



ADOPTED JULY 2010

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Sources:

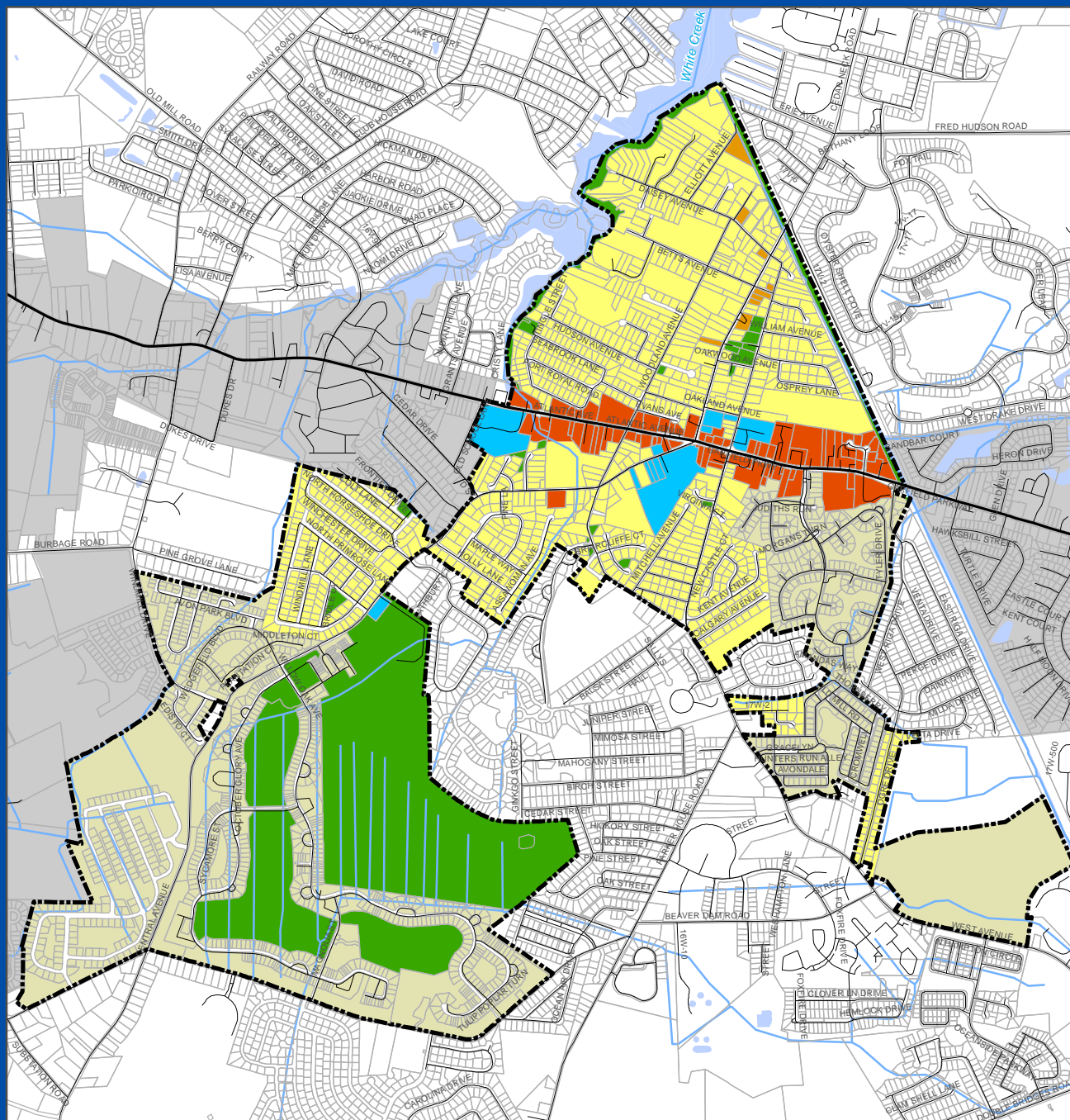
Existing Land Use - 2007 Land Use/ Land Cover - developed from 2007 Aerial Photography, edited by Institute for Public Administration, University of Delaware, 2009. Note: No land use survey was completed.
 Parcel Boundaries - Sussex County Mapping and Addressing Department, June 2010.
 Municipal Boundaries - Office of State Planning Coordination (CMB), downloaded August 2010.
 Roads - Delaware Department of Transportation, 2008.
 Hydrology - National Hydrography Dataset (NHD) flowlines and waterbodies, USGS and EPA.

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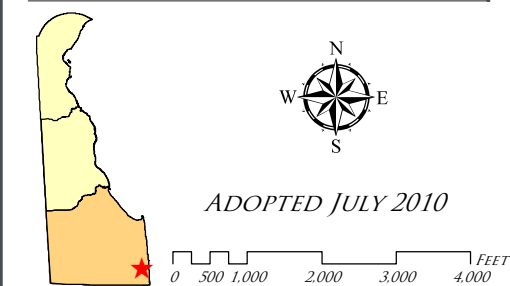


TOWN OF OCEAN VIEW

SUSSEX COUNTY, DELAWARE

Map 6a: Future Land Use

-  Town of Ocean View
-  Residential
-  Commercial
-  Open Space
-  Institutional
-  Planned Community
-  Commercial / Residential
-  Town Center
-  Historic District
-  Major Roads
-  Minor Roads
-  Rivers and Streams
-  Ponds, Lakes and Rivers
-  Assawoman Wildlife Area

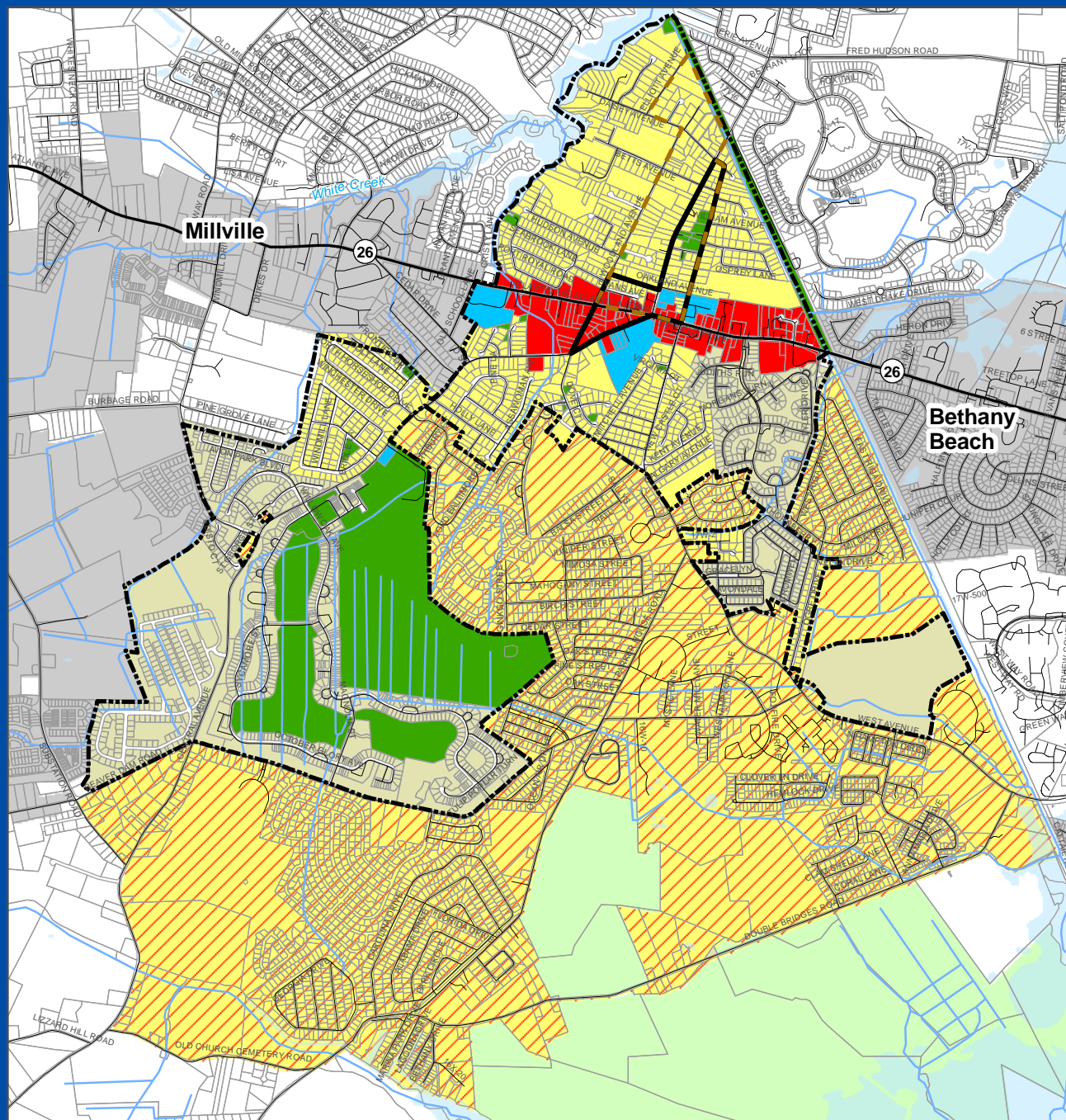


Sources:
 WORKING DRAFT Future Land Use, 08/05/10.
 Municipal Boundaries - Office of State Planning Coordination (OMB), downloaded August 2010.
 Roads - Delaware Department of Transportation, 2008.
 Hydrology - National Hydrography Dataset (NHD) flowlines and waterbodies, USGS and EPA.
 Assawoman Wildlife Area - DNREC, Division of Parks and Recreation, 2009.

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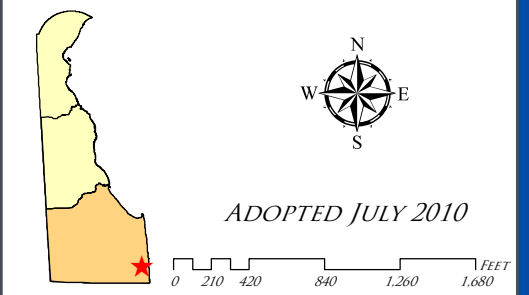


TOWN OF OCEAN VIEW

SUSSEX COUNTY, DELAWARE

Map 6b: Future Land Use

- Residential
- Commercial
- Open Space
- Utility
- Institutional
- Planned Community
- Commercial / Residential
- Town Center
- Historic District
- Major Roads
- Minor Roads
- Rivers and Streams
- Sussex Parcels
- Ponds, Lakes and Rivers



Sources:
 WORKING DRAFT Future Land Use, 08/05/2010.
 Municipal Boundaries - Office of State Planning Coordination (OMB), downloaded August 2010.
 Roads - Delaware Department of Transportation, 2008.
 Hydrology - National Hydrography Dataset (NHD) flowlines and waterbodies, USGS and EPA.

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