

**THE TOWN OF LEIPSIC**  
**207 MAIN STREET**  
**LEIPSIC, DELAWARE 19901**

Craig Pugh, Mayor  
 Nancy Goodfellow, Secretary

302-674-0499  
 302-736-0595

**Comprehensive Plan Amendment**

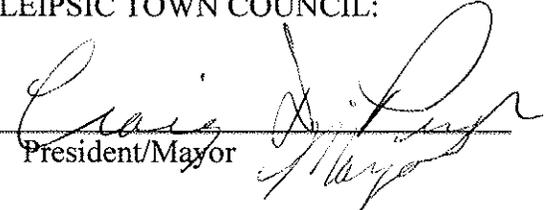
This is to Certify that at a regular meeting of Leipsic Town Council, Kent County, State of Delaware, held on July 6, 2009, upon motion duly made, seconded, and approved, Leipsic Town Council Voted to Approve the Following Amendment to the 2006 Comprehensive Plan.

**Town of Leipsic, Delaware**  
**Comprehensive Plan Amendment 2009**  
**Land Use Changes**

<b>Tax Parcel ID#</b>	<b>Former Land Use</b>	<b>Amended Land Use</b>
LC13-039.10-01-02.00	Residential/Commercial	Agricultural/Open Space
LC13-039.10-01-04.01	Residential	Residential/Commercial
LC13-039.14-01-17.00	Residential	Residential/Commercial
LC13-039.14-01-18.00	Residential	Residential/Commercial
LC13-039.14-02-01.00 (p)	Agricultural/Open Space	Residential/Commercial
LC13-039.14-02-39.00	Institutional	Residential/Commercial
LC13-039.14-01-49.00	Residential	Residential/Commercial
LC13-039.14-01-51.00	Residential	Residential/Commercial
LC13-039.14-01-61.00	Residential	Commercial

In Witness Whereof we have caused this application for a Plan Amendment to be signed by the Duly Authorized Officers of Leipsic Town Council and Sealed with the Seal of the Town Of Leipsic.

LEIPSIC TOWN COUNCIL:

  
 \_\_\_\_\_  
 President/Mayor

Attest:   
 \_\_\_\_\_  
 Secretary

**Preliminary Land Use Service (PLUS)  
Comprehensive Plan Amendments and Municipal Ordinances**

Delaware State Planning Coordination  
122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

<b>Name of Municipality: Town of Leipsic, Delaware</b>	
<b>Address: 192 Front Street, Leipsic, Delaware 19901</b>	<b>Contact Person: Craig Pugh, Mayor</b>
	<b>Phone Number: (302) 674-0499</b>
	<b>Fax Number:</b>
	<b>E-mail Address:</b>

**Date of Most Recently Certified Comprehensive Plan: November 2006**

**Application Type:**

**Comprehensive Plan Amendment:   X**

**Ordinance: \_\_\_\_\_**

**Other: \_\_\_\_\_**

<b>Comprehensive Plan Amendment or Municipal Ordinance prepared by: OSPC</b>	
<b>Address: 122 William Penn St., Dover, DE 19901</b>	<b>Contact Person: David L. Edgell, AICP</b>
	<b>Phone Number: (302) 739-3090</b>
	<b>Fax Number: (302) 739-6958</b>
	<b>E-mail Address: dsedgell@state.de.us</b>

<b>Maps Prepared by: OSPC</b>	
<b>Address:</b>	<b>Contact Person: David L. Edgell, AICP</b>
	<b>Phone Number: (302) 739-3090</b>
	<b>Fax Number: (302) 739-6958</b>
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**Please describe the submission:**

The Town of Leipsic has just completed the development of its first ever land development ordinance (a.k.a. zoning ordinance) and zoning map. The Town intends to comprehensively rezone the town in order to implement the 2006 Comprehensive Plan and the new land development ordinance. The process of developing the new ordinance and map took many months, and a diverse group of citizens and property owners actively participated in the process.

After preparing the final version of the zoning map it was determined that a plan amendment was necessary to ensure harmony between the future land use plan and the zoning map. In some cases the change was necessary due to the size of the parcels or conflicts between current uses and the new regulations. Every attempt was made to ensure that existing properties would conform to the new ordinance to avoid future issues with "legal non-conforming uses." In other cases, property owners decided they would rather be in a different land use category and zoning district after a review of the proposed regulations in relation to their intended future use of their lands.

There are nine (9) parcels that need to be changed. The majority of these parcels are changing from Residential future land use to Residential / Commercial future land use. This change enables the parcels to be zoned RC under the new ordinance, which is a district that allows home based businesses. Such home based enterprises are very important to the culture and economy in Leipsic, as described in the 2006 Comprehensive Plan (see pages 26 – 27 of the 2006 plan).

Attached to this application are the following exhibits:

1. A revised Future Land Use Map;
2. A table detailing parcel numbers and proposed land use changes;
3. A map depicting parcel locations and proposed land use changes.

There are no other changes proposed to the Town of Leipsic Comprehensive Plan. The new Map 4, Future Land Use 2009 will supersede the previously adopted Map 4. The rest of the plan will continue to be in effect as drafted.

# Town of Leipsic

## Kent County, Delaware



### Legend

#### Future Land Use

- Residential
- Residential/Commercial
- Commercial
- Agricultural/Open Space
- Institutional

- Municipal Boundaries
- Parcel Boundaries
- Rivers and Streams

### Town of Leipsic

### Kent County, Delaware

## MAP 4. FUTURE LAND USE

### JULY, 2009

0 175 350 700 1,050 1,400 Feet

This map was developed by the Town of Leipsic with technical and mapping assistance from the Delaware Office of State Planning Coordination.

#### Sources

Zoning - Town of Leipsic/OSPC  
 Parcels - Kent County Department of Planning Services, GIS Department, May 2006.  
 Municipal Boundaries - Office of State Planning Coordination, 2006.  
 Roads - Delaware Department of Transportation, March 2006.  
 Hydrology - National Hydrology Dataset (NHD), developed from USGS, merged with EPA Stream Reach data.

#### Note

This map is provided by the Delaware Office of Management and Budget, Office of State Planning Coordination, solely for display and reference purposes and is subject to change without notice. No claims, either real or assumed, as to the absolute accuracy or precision of any data contained herein are made by the Office, for purposes other than for which it was intended.

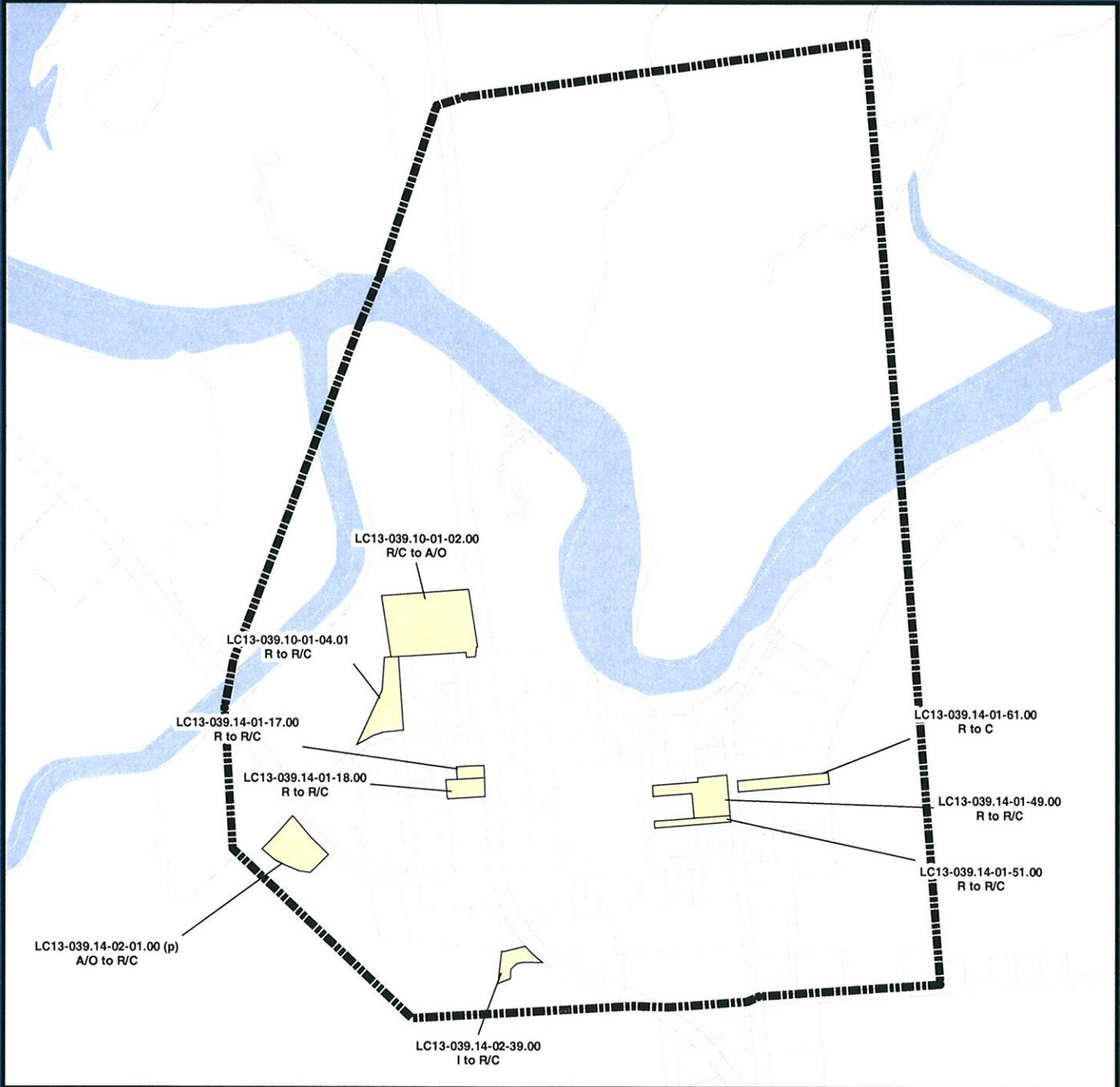


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# Town of Leipsic

## Kent County, Delaware



-  Municipal Boundaries
-  Parcel Boundaries
-  Rivers and Streams



### Town of Leipsic Kent County, Delaware

## COMPREHENSIVE PLAN AMENDMENT LAND USE CHANGES 2009



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