

**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:</b> <b>Town of Frederica</b>		<b>2009-12-01</b>
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**Date of Most Recently Certified Comprehensive Plan:** Adopted and certified March 2004. Last Amendment adopted and certified May 2007.

**Application Type:**

**Comprehensive Plan Amendment: YES**

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

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

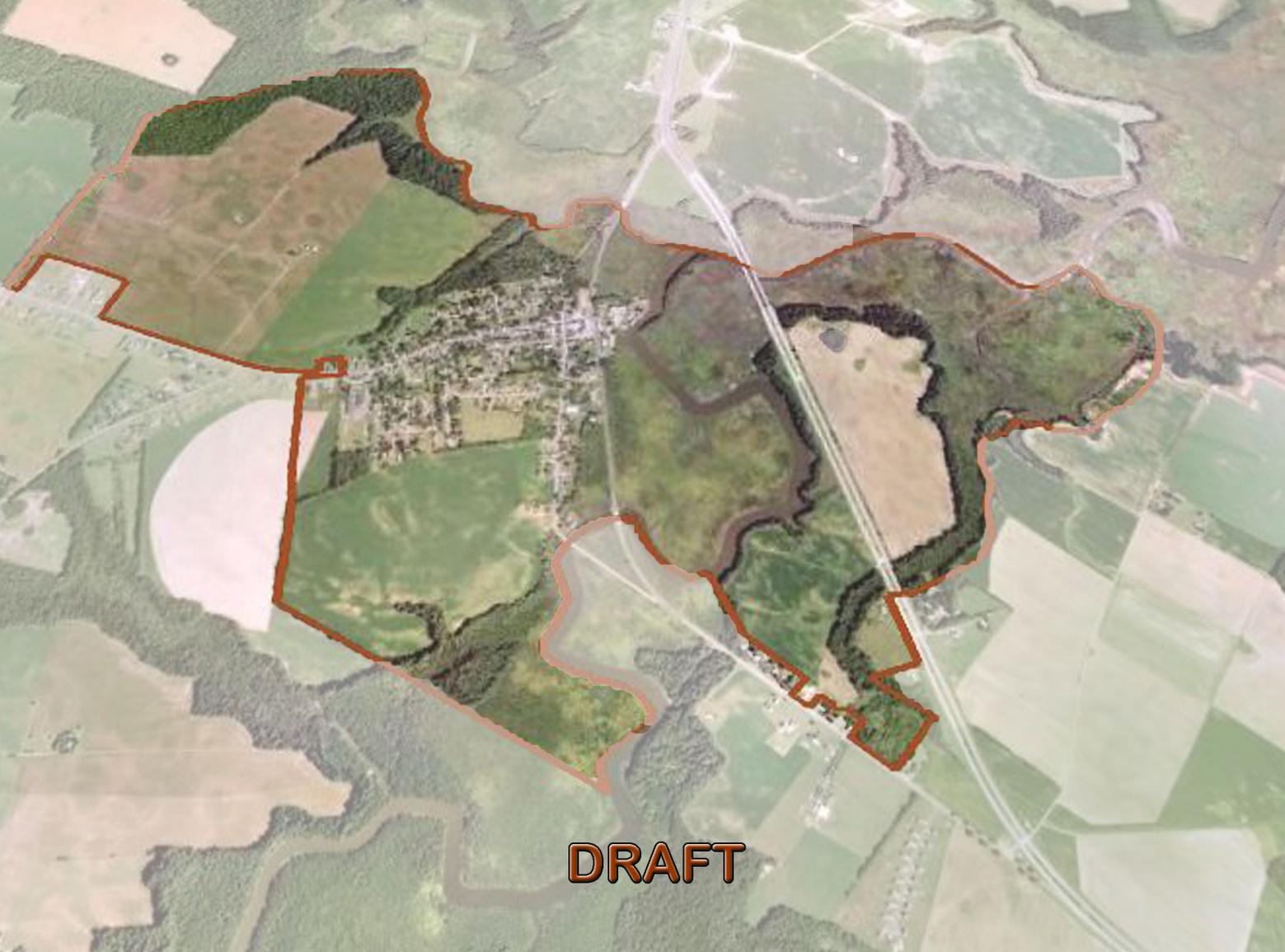
<b>Comprehensive Plan Amendment or Municipal Ordinance prepared by: URS Corporation</b>	
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# Preliminary Land Use Service (PLUS) Comprehensive Plan Amendments and Municipal Ordinances

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

<b>Maps Prepared by: URS Corporation</b>	
<b>Address: (same as above)</b>	<b>Contact Person:</b>
	<b>Phone Number:</b>
	<b>Fax Number:</b>
	<b>E-mail Address:</b>
<p><b>Please describe the submission:</b></p> <p>The Town of Frederica is proposing to amend its 2004 Comprehensive Plan with focus on implementation.</p> <p>The Town has evaluated the recommendations in the 2004 Plan that have not yet been implemented to determine if they are still pertinent and appropriate to achieve the Plan vision and goals. The Town has also evaluated the effectiveness of selected provisions in the Land Development Ordinance (LDO), which was adopted following the adoption of the 2004 Plan and last amended in 2008. This Comprehensive Plan Amendment sets forth a revised set of objectives and recommended actions of the 2004 Plan recommendations and proposes specific amendments to the LDO. This Plan Amendment will supplement and supersede the recommendations, where applicable, in the Implementation section of the 2004 Plan.</p> <p>The Town also proposes to amend Map 8: Proposed Historic District, and Map 7: Proposed Land Use and Annexations. Amendments to Map 7 will correct asserted errors in the existing land use designation, and subsequently the future land use and official zoning map. There are three minor amendments that Town officials believe originated with the existing land use survey conducted in 2002.</p> <p>The Historic District boundaries are proposed to be reduced to cover portions along Market, Front, and David Streets only, as currently listed on the National Register of Historic Places. Please note that the “Proposed Historic District” map provided in the LDO will also need to be amended, as part of the LDO Amendment resulting from this Comprehensive Plan Amendment.</p> <p>The Comprehensive Plan Amendment text and maps are attached.</p>	

# Town of Frederica Comprehensive Plan Amendment 2009



**DRAFT**

## TOWN, COUNTY AND STATE OFFICIALS

### Town of Frederica

#### **Mayor and Council**

William Glanden, Mayor  
Patricia Bliler  
Milton Elliot  
Virginia Simpler  
Robert Volkomer

#### **Planning and Zoning Commission**

Gina Blotzer  
Fay Glanden  
Phil Green  
Sandra Reynolds  
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### Kent County

#### **Levy Court Commissioners**

P. Brooks Banta, President, 1<sup>st</sup> District  
Allan F. Angel, Vice President, 3<sup>rd</sup> District  
Richard E. Ennis, At-Large  
Bradley S. Eaby, 2<sup>nd</sup> District  
Eric L. Buckson, 4<sup>th</sup> District  
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Harold K. Brode, 6<sup>th</sup> District

### State of Delaware

Governor  
Lt. Governor  
Senate  
House of Representatives  
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# TOWN OF FREDERICA

## COMPREHENSIVE PLAN AMENDMENT 2009

### Introduction

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The Town of Frederica officials and staff has made significant progress to address the critical issues identified in the Comprehensive Plan, adopted in March 2004 and amended in 2005 and 2007. As required by Title 22, Section 702 of the Delaware Code, the town has conducted the required 5 year review of the Plan to determine if the provisions are still relevant given changing conditions in the town and surrounding areas. Following this review, the town asserts that the Plan remains a strong tool as the vision, goals and strategies are still relevant and applicable.

In lieu of a wholesale update, the town is continuing to focus planning resources on implementation.<sup>1</sup> The town has evaluated the remaining implementation strategies to determine if they are still pertinent and appropriate to achieve the Plan vision and goals, and prepared this Comprehensive Plan Amendment with a revised set of objectives and recommended actions. The Plan Amendment supplements and supersedes the recommendations in the Implementation section of the 2004 Plan. The town has also evaluated the effectiveness of selected provisions in the Land Development Ordinance (LDO), which was adopted following the adoption of the 2004 Plan and last amended in 2008.

The Plan Amendment lists the town's priorities for the foreseeable future and suggests a program of implementation for each of the priorities by providing specific guidance to systematically carry-out the recommendations and amend the LDO, as necessary.

Below is the planning process and approach taken in preparing this Plan Amendment:

1. Identified what recommendations have been achieved since the 2004 Plan was adopted. The status of the implementation recommendations are enumerated in Appendix A, Implementation Status of the 2004 Comprehensive Plan and Amendments.
2. Evaluated how the goals and strategies have fared and barriers to non-implementation. Updated recommendations due to implementation and/or unsuitability.

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<sup>1</sup> The Comprehensive Plan will be updated and re-adopted no later than 2014 years, as mandated by Delaware Code.

3. Evaluated the current zoning and subdivision regulations in the Land Development Ordinance (LDO) to determine effectiveness, and whether or not they support the intent and goals of the Plan.
4. Evaluated and recommended specific alternative policies, regulations and LDO amendments to implement the Plan goals, where necessary and appropriate. The strategies and recommendations were expanded to be more specific and action-oriented.
5. Prioritized the implementation items. The recommendations were categorized into “High, Mid and Low” priorities. Criteria for selecting the priorities include the level of importance to accommodate foreseen growth, improve public health, safety and welfare, and realistic expectation to achieve in a certain time frame with available resources. Priorities are identified in Appendix A – Implementation of the 2004 Comprehensive Plan and Amendments.
6. The Town of Frederica recognizes that interactions with other government agencies, such as the county and the state, are often necessary to help municipalities achieve their goals. The Plan Amendment integrates strategies for coordinating planning actions with other government jurisdictions and agencies.
7. Cleaned up Map 7 – Proposed Land Use and Annexations to correct asserted errors in the existing land use designation, and subsequently the future land use and official zoning map. There are currently three minor amendments that town officials believe originated with the existing land use survey conducted in 2002. The Map was also amended to incorporate parcels in town boundaries that were annexed since the last 2007 map amendment.



## Public Involvement Summary

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The drafting of the 2004 Comprehensive Plan utilized a public opinion questionnaire and work sessions to integrate public envisioning into the planning process and to identify overall community vision and goals. The key findings are provided in the 2004 Comprehensive Plan. The Town asserts that the overall community vision and goals are still valid and applicable, and were used in evaluating the issues and alternatives for this Plan Amendment.

The issues and alternatives raised in this planning process were thoroughly evaluated and discussed at many Planning and Zoning Commission and Town Council meetings, where attendees were provided an opportunity to ask questions and present concerns. The majority of the recommendations herein are the direct result of concerns expressed in these meetings. Following preparation of an initial draft by the Planning and Zoning Commission with support from the town's planning and engineering consultant URS Corporation, a work session was held between the Commission and the Town Council to discuss and evaluate the alternatives and draft recommendations. This work session was advertised to the public in the Delaware State News and notices were posted at various locations in town.

Also, pursuant to the provisions of Title 22, Section 304, Delaware Code, a public hearing was held on November 4, 2009. There were no objections stated to the proposed actions presented in the Plan Amendment.

# Manufactured Housing

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## Objective:

1. Ensure that all replacement and modified manufactured housing adhere to similar standards throughout the town.

## Action:

1. Amend the provisions in the Land Development Ordinance to allow replacements and modifications to all existing legal, nonconforming manufactured housing with conditions that decrease the non-conforming situation and increase consistency with single-family homes permitted in the R-1 Residential zoning district. (Article 2, § 5-3 C.2, 3 & 5, & 5-4 B.1 & C.1)



# Historic District

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## Objectives:

1. Ensure that the Historic District provisions aim to achieve the purpose statement set forth in § 6-1 of the Land Development Ordinance, restated herein:

To preserve for generations to come those unique examples or collections of historically, architecturally, archaeologically and culturally significant buildings, sites, and structures which characterize the Town of Frederica and to encourage their maintenance and restoration.

To ensure that new buildings, structures and alterations to existing buildings, structures and uses of buildings and structures within the historic district are in visual harmony with their neighbors in order that a district may be preserved which will reflect the cultural, social, economic, political and architectural history of the Town of Frederica.

To conserve and maintain property values in such district, foster civic beauty, strengthen the local economy and generally provide an opportunity to benefit the education, pleasure and welfare of all the citizens of the municipality.

To preserve the small town feeling and pride of the residents of this charming historic town.

2. Enhance the Historic District review process to provide applicants an enabling and consultative process that respects the rights and interests of builders and property owners with requirements that are clear and predictable, but also flexible.

## Action:

1. Amend the district boundaries shown on the "Proposed Historic District" map provided in the Land Development Ordinance to cover portions along Market, Front, and David Streets as listed on the National Register of Historic Places. (§ 6-2 I.1)
2. Revise the historic district review application form to be consistent with District regulations and review criteria provided in § 6-2. I.6 of the Land Development Ordinance. Also, revise the process to be more user-friendly by omitting § 6-2. I.6. b. ii. (c) and providing a checklist with the application to ensure all principles and criteria are met.

3. Prepare an architectural design manual that will add more detail and specific examples of the historic district principles and review criteria provided in § 6-2. 1. 8.

The manual will help builders and homeowners become familiar with what the town seeks regarding architectural details and scale. Using the guidelines, the review process would determine architectural value, character and compatibility with the overall historic district.

The manual should provide guidelines that offer property owners a range of suitable design options and materials to achieve the principles and criteria. Goals of the design manual are to keep it user friendly, clear and concise, and illustrative-based. Examples using pictures throughout the historic district should be included in the document that provides architectural tools that can be used to achieve the principles and criteria. An applicant would need to demonstrate, and the town would need to approve, how a proposed design meets the principles and criteria using the specific examples in the manual. The focus should be on architectural integrity that reflects the small-town and pedestrian-scaled styles characteristic of Frederica.

The manual should not be intended to cover all circumstances. No particular architectural style should be mandated; rather, the manual should give the town the ability to address the unique conditions of each project, while giving the applicants flexibility to develop their own designs that meet the principles and criteria. In addition, the manual and review process should ensure that review decisions are made in a clear, certain and predictable manner.





*Hathorne-Betts House*

# Tree Protection

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## Objective:

1. Frederica has an abundant resource of trees that contribute significantly to the town character and economic value. Ensure the protection of trees while providing flexibility and more certainty on situations when a tree may be removed.



## Action:

1. Amend the provisions in the Land Development Ordinance to protect only healthy, mature trees in the front yard. The specific diameter for a variety of tree types will be provided to define a mature tree. (§ 12-6 B.1)
2. Amend the provisions to provide criteria to determine what trees may be exempt from protection provisions. (§ 12-6 B.)
3. Amend the zoning provisions in the Land Development Ordinance that allow the reduction of retention and planting requirements to apply to all Planned Unit Developments (PUD) and Traditional Neighborhood Developments (TND), not only annexations. (§ 12-6 B.3 & C.4)

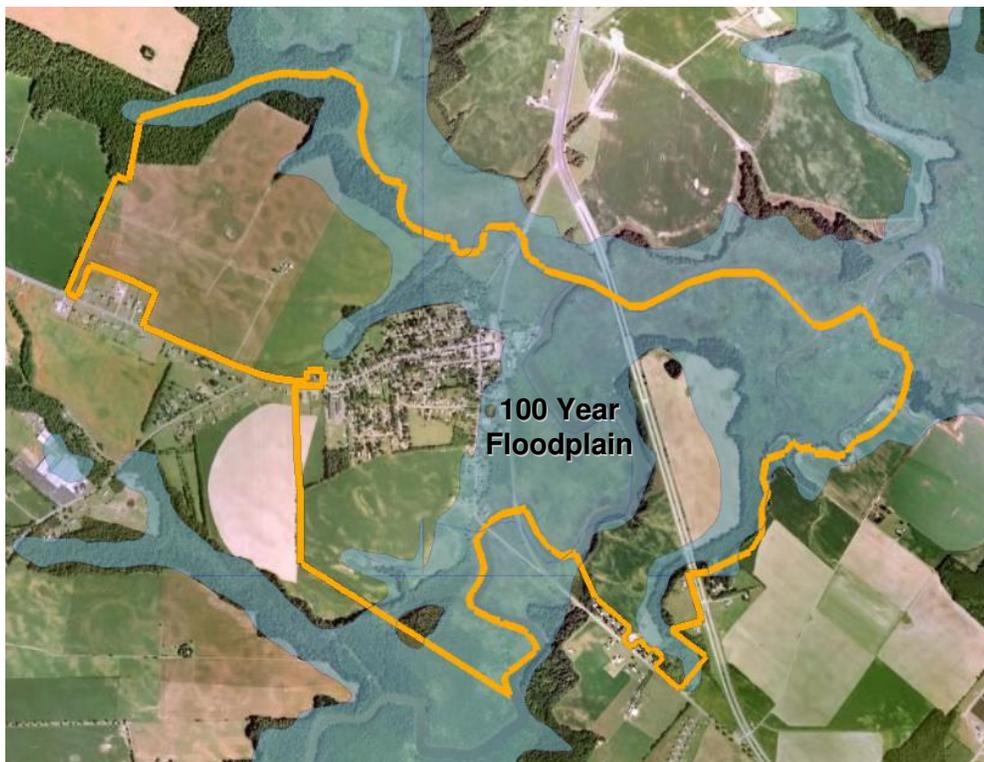
# Floodplain and Riparian Buffer Protection

## Objective:

1. Ensure the flood and riparian buffer protection provisions protect and promote the public health, safety and welfare and do not adversely affect the economic development of the town.

## Action:

1. Eliminate the provisions in the Land Development Ordinance that outright prohibit all buildings within 30 feet from a floodplain boundary. (§ 12-7 A.2 & 12-8 D.7)
2. Adopt a flood damage reduction ordinance comparable to the Kent County Floodplain District ordinance.
3. Amend the Riparian Buffer Area (RBA) provisions in the LDO to permit reasonable development of properties that existed in town boundaries prior to January 1, 2000. As currently written, the RBA provisions allow relaxation from the requirement for town center and commercial development; and should offer the same flexibility for reasonable development of residential properties. (§ 12-7 A.5 & 6.)



# Town Center District

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## Objective:

1. If Frederica is to maintain its small-town atmosphere, it is crucial that existing features of the community remain intact and vibrant. One of the characteristic features of Frederica, as opposed to suburban development, is the existence of an identifiable town center. As development occurs outside the current boundaries of Frederica, it will become increasingly important for the town to be vigilant in keeping the focus on the town center, so as not to draw important services and community features away from the center of town.
2. The town center will be a central business and community district containing residential, neighborhood commercial, institutional, and recreational uses. This area will serve as a focal point for the community.

## Action:

1. Amend § 6-1 A. to establish a TC - Town Center zoning district with the following purposes;
  - a. Promote development of a compact, pedestrian-oriented town center;
  - b. Promote a diverse mix of residential, business, commercial, office, institutional, and cultural and entertainment activities for workers, visitors, and residents;
  - c. Enhance the town's character through the promotion of high-quality urban design.
2. Amend § 6-2 to include general requirements that aim to meet the purposes of the TC District.
3. Amend the use regulations in § 7-1 and Table 7-1 to allow for varied uses in the TC District, including neighborhood commercial, apartments over commercial establishments, institutional and recreational uses along the waterfront. It is recommended to reference the uses permitted by-right and uses allowed following conditional review in the mixed-use area in the R-5 TND District.
4. Amend the official Zoning Map in accordance with the Future Land Use and Annexation Map, which proposes the areas bordered by Market, Front, and David Streets and the Murderkill River as Town Center.

5. Create the dimensional and density standards in § 8-1, and supplemental provisions such as parking, architectural and performance standards.



# Waterfront Development

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## Objectives:

1. Frederica's location on the Murderkill River has been a critical part of the town's history. At present, old industrial sites that currently support commercial operations occupy this area. The environmental condition of this site is unclear. Underground storage tanks near the waterfront suggest the potential need for environmental remediation before redevelopment can occur.
2. Identify the need for environmental clean-up of Frederica's waterfront and seek opportunities for public use and access to the waterfront.
3. Integrate and redevelop the waterfront with the designated Town Center District.

## Action:

1. DNREC's Site Investigation and Restoration Branch within the Division of Air and Waste Management is responsible for the identification, evaluation, and remediation of hazardous waste sites in the state. The town should work this branch and the property owners to initiate an investigation into the presence of any environmental barriers to redeveloping its waterfront for recreational use. If the site is certified as a Brownfield by DNREC, the property owner, prospective owner or developer may be eligible for monetary assistance through the DEDO Brownfields Assistance Matching Grants Program. This Program is designed to assist owners and developers and encourage the redevelopment of environmentally distressed sites within the State. The program offers matching funds to cover the costs associated with the investigation and remediation of a Brownfield site.
2. Investigate the availability of funding to redevelop Frederica's waterfront for public use and access. Delaware's Greenway and Trail Program, administered by the State Department of Natural Resources and Environmental Control, Division of Parks and Recreation, is a "statewide initiative to preserve and protect corridors of open space, and where appropriate, enhance these areas with trails and paved pathways." This Division annually awards funds on a competitive basis through the Delaware Land and Water Conservation Trust Fund for parkland and greenway-corridor-land acquisition, construction of outdoor recreation facilities, and the construction of trails and river walks. For more information, contact DNREC's Grants Coordinator at 302-739-9235.



# Street and Sidewalk Improvements

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## Objectives:

1. Assure timely maintenance of streets and sidewalks.
2. The compact nature of the town and the existence of sidewalks along most of the main streets enable Frederica to be fairly easy to navigate on foot. In seeking to maintain Frederica's small-town atmosphere, it is crucial that this remain the case. Ensuring future pedestrian-friendly infrastructure will entail maintaining and expanding the sidewalk network, where appropriate, and to encompass those areas closest to the town center not currently serviced by sidewalks.

## Action:

1. Street and sidewalk maintenance is heavily dependant on funding appropriated through the Municipal Street Aid Fund, which is currently not available. It is anticipated that the cut in funds is temporary and will be reinstated in the 2011 state budget. The town officials are revisiting the town budget and exploring additional sources of funding for such capital improvements.
2. Determine where street maintenance is a problem by conducting a windshield inventory survey recording the miles of street, drainage and conditions of curbing, sidewalks and paving, among others.
3. Coordinate with the Delaware Department of Transportation in order to assure timely upkeep of major roadways.
4. Establish a capital improvements program for town maintained streets that identifies and prioritizes necessary improvements. The program should also identify sources of funding. The program will assist to assure that the bidding and project scheduling process is accomplished in an orderly fashion.
5. The town currently has a plan and identified revenue sources associated with the impacts of potential new developments northwest of current town boundaries. The town has an agreement with developers to collaborate in potentially providing traffic calming and streetscape improvements. Also, street and sidewalks connections are required between all new and existing developments. In addition, a study will be conducted to evaluate the costs and benefits for road connections and streetscape improvements at Coleman Street and Lowber Streets.

# Future Land Use Map

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The Town of Frederica is proposing to amend the future land use designation for three properties, as shown on Map 7 – Proposed Land Use and Annexations.

## **Map Amendments 1 and 2**

The purpose of these amendments is to correct what is asserted to be errors in the existing land use designation, and consequently the future land use and official zoning map, for the following two parcels:

### **Tax Parcel ID**

SM-08-141.07-01-28.00

SM-08-141.07-01-49.00

In October and November of 2002, staff from the University of Delaware Institute for Public Administration conducted an onsite survey of the existing land uses in the town, which was used as data for the existing and future land use maps.

The property owners assert and the Planning & Zoning Commission supports that each parcel was inaccurately labeled as Residential on Map 3 - Existing Land Use, and Residential on Map 7 – Future Land Use and Annexations. The existing land use, at the time of map adoption and presently, is mixed use. Brief descriptions of the proposed amendments are provided below. Also attached is Map 7.

### **1. Parcel ID # SM-08-141.07-01-28.00**

Existing Land Use: Residential and Commercial

Current Zoning: R-1 Residential

Proposed Future Land Use change: Residential to Mixed Use

The parcel is located on the west side of Frederica Road. The future land use designation depicted on Map 7 is proposed to be changed from “Residential” to “Mixed Use”. This parcel was used for a mobile home and commercial purposes. The commercial use was a painting contracting business owned and operated on-site. The “old mill” structure located behind the residence was used for business operations and storage of equipment for business purposes.

### **2. Parcel ID # SM-08-141.07-01-49.00**

Existing Land Use: Residential and Commercial

Current Zoning: R-4 Manufactured Housing

Proposed Future Land Use change: Residential to Mixed Used

The parcel is located on the west side of Frederica Road. The future land use designation depicted on Map 7. Proposed Land Use and Annexations is proposed to be changed from “Residential” to “Mixed Use”. This parcel,

previously identified as a residential use, was and is currently used for a mobile home and commercial purposes. The commercial use is a moving and storage business owned and operated on-site. The metal structure located behind the residence is used for storage of property for business operations and purposes.

The Planning & Zoning Commission deems that commercial zoning for both parcels would be appropriate for the following reasons:

- Frederica Road provides safe and convenient vehicular access and mobility for commercial purposes.
- The town residents desire to increase local commercial services in town.
- Surrounding existing and proposed land uses on Frederica Road provide a mix of uses consisting of institutional, commercial, and residential.
- Amendment 1 is adjacent to residential uses to the rear and sides and commercial across Frederica. There are no known conflicts between the uses.
- Amendment 2 is adjacent to institutional and agricultural/ open space land use; thus, there are no foreseen adverse impacts to neighboring properties.

Any impacts due to future changes in use may be mitigated through the Town Land Development Ordinance, such as screening and design standards. The Town will hold a public hearing to hear comments on a rezoning with public notice and certified mailings to surrounding property owners.

It is important to note that mobile/ manufactured homes are not permitted uses in the C-1 Commercial district nor the current R-1 Residential district except with legal non-conforming status. Rezoning to commercial would create a non-conforming use status for the residential use of the property. The legal non-conforming structure status for the mobile home would continue.

### **Map Amendment 3**

#### **Parcel ID # SM-08-141.07-01-23.00**

Existing Land Use: Commercial

Current Zoning: C - Commercial

Proposed Future Land Use change: Commercial to Town Center

The Town of Frederica proposes to amend the future land use designation for Parcel ID No. SM-08-141.07-01-23.00 from Commercial to Town Center. The town believes that this property can significantly contribute to the redevelopment of the town center and waterfront development goals described herein. The property is located at a major town intersection, is adjacent to the existing proposed town center district and is on the waterfront. A town center designation will create more marketable opportunities that are aligned with the vision for a vibrant and pedestrian-scaled town center.

**Appendix A. Implementation of the 2004 Comprehensive Plan and  
Amendment**

**Appendix A.**  
**Implementation of the 2004 Comprehensive Plan and Amendments**

<b>Implementation Item<sup>1</sup></b>	<b>Status</b>	<b>Still Applicable?</b>	<b>Priority</b>	<b>Comments</b>
<b>Code Related Items</b>				
Adopt land use ordinances	Complete. Ongoing.			
Adopt a town center zoning district	Not yet started	Yes	High	See text in Action Program.
Adopt historic overlay district	Complete.			
Establish Historic Review Board	-			Planning Commission is the historic review authority
Adopt a residential manufactured housing zoning district	Complete.			
Adopt sound insulation ordinance	Not yet started	Yes	Low	
Adopt noise disturbance ordinance	In progress.			
Adopt an ordinance to deal with vacant and neglected properties	Complete. Ongoing.			Code enforcement staff is working with the County. Town coordinates with County on condemnation.
Negotiate with the county to increase the frequency of inspections. Adopt the same building code to help improve the maintenance of rental housing	Complete. Ongoing.			Town has adopted IBC.
Adopt cluster development ordinance	Complete.			Established a Planned Unit Development District that accomplishes similar goals.
Adopt a Traditional Neighborhood Design ordinance	Complete.			
<b>Infrastructure Items</b>				
Explore vacant lands for town park and other recreational opportunities.	Partially complete.	Yes	Low	Passive & active open space provisions are required in new developments. A town park and other recreational opportunities remain a goal, but is considered low priority implementation item due to concerns about financing and maintaining such a park and facilities. The Town will explore funding opportunities, however it is understood that state funding for parks is limited and awarded on competitive-basis. Recreational opportunities will be explored as part of the Town Center and Waterfront Redevelopment strategies.
Establish a capital improvements program for street and sidewalk maintenance and new sidewalks.	Not yet started	Yes	High	See text in Action Program.
Institute a capital improvements program for repairs and upgrades to the water system	In progress.	Yes		Town engineer is currently preparing report to obtain USDA funding. Investigating needs and studying alternatives.
Adopt an ordinance to require that new developments have sidewalks and pedestrian-friendly provisions.	Complete.			
Coordinate with DeIDOT on the feasibility of a truck bypass	Not yet started	Yes	Low	Not realistic due to financial reasons. No action is anticipated at this time.
Coordinate with the Delaware Transit Corporation (DTC) to discuss current needs and future demand for increased bus service including schedule, frequency and locations of stops	Not yet started	Yes	Low	Need for public transit service will be generated with new residential developments. Town has an agreement as part of the annexation to coordinate with DeIDOT about designing public transit facilities in the development and bring DART service to town. Should large scale developments be pursued, the town will initiate discussion with the developer and DeIDOT.
Work with the Kent County Conservation District to make stormwater-management improvements as possible.	Not yet started	Yes	Low	
Assure that all new development addresses stormwater quality and quantity issues	Complete. Ongoing.			Administered through construction plan review and coordination with Kent Conservation District.

<b>Implementation Item<sup>1</sup></b>	<b>Status</b>	<b>Still Applicable?</b>	<b>Priority</b>	<b>Comments</b>
<b>Community Items</b>				
Continue to cooperate with State Police until the point at which they are able to provide their own additional full-time officers	Ongoing.	Yes	Low	The need to increase State service or institute town services will be necessitated by new developments.
Institute a volunteer-based "Crime Watch" program	Not yet started	Yes	Low	No action is anticipated at this time.
Investigate the possibility of using school facilities for community purposes. The building may be able to provide indoor facilities for town programs and activities.	Not yet started	Yes	Low	No action is anticipated at this time.
Communication: Distribute a monthly newsletter; Host a web page that would house information on town events, meetings, history, and attractions; Post a sign board outside of the town hall listing information on upcoming town events and meetings.	Complete.			
<b>Community Character</b>				
"Main Street" improvements: Evaluate the possibility of investing in a streetscape improvement project	Not yet started	Yes	Low	The town obtained a financial commitment from developers to be included in a street improvement fund to mitigate impacts associated with development.
Maintain existing commercial establishments that primarily service the needs of its residents.	Not yet started	Yes	Mid	The property maintenance ordinance and enforcement, the proposed town center district and the redevelopment incentives may assist to address these needs.
Promote the redevelopment of vacant commercial property for use either as new community commercial establishments or town facilities.	Not yet started	Yes	Mid	The property maintenance ordinance and enforcement, the proposed town center district and the redevelopment incentives may assist to address these needs.
Publicize Funding Sources available to residents that are designed to aid in the repair and redevelopment of housing and related infrastructure, such as the Community Development Block Grant and First State Preservation Revolving Fund.	Partially complete.	Yes	Mid	The Town has meetings with the County on CDBG guidance. It is recommended to post information on website and keep info in town hall.
Consider some low cost methods to support the maintenance and rehabilitation of housing within the town: • Start a library of information on the repair and upkeep of older homes and products. • Publicly recognize well-maintained and newly fixed-up properties. • Maintain a list of approved contractors. • Ask churches, Boy Scouts, or other community groups to provide maintenance assistance to residents in need.	Not yet started	Yes	Mid	
Waterfront. Determine browfield status. Redevelop with some portions of parcels as a community recreation area	Not yet started	Yes	Mid	See text in Action Program.

<sup>1</sup> Implementation items are presented in the same order as provided in the 2004 Comprehensive Plan, Chapter 3 - Specific Code Related Recommendations, Pg. 50.

## **Appendix B. Official Correspondence**

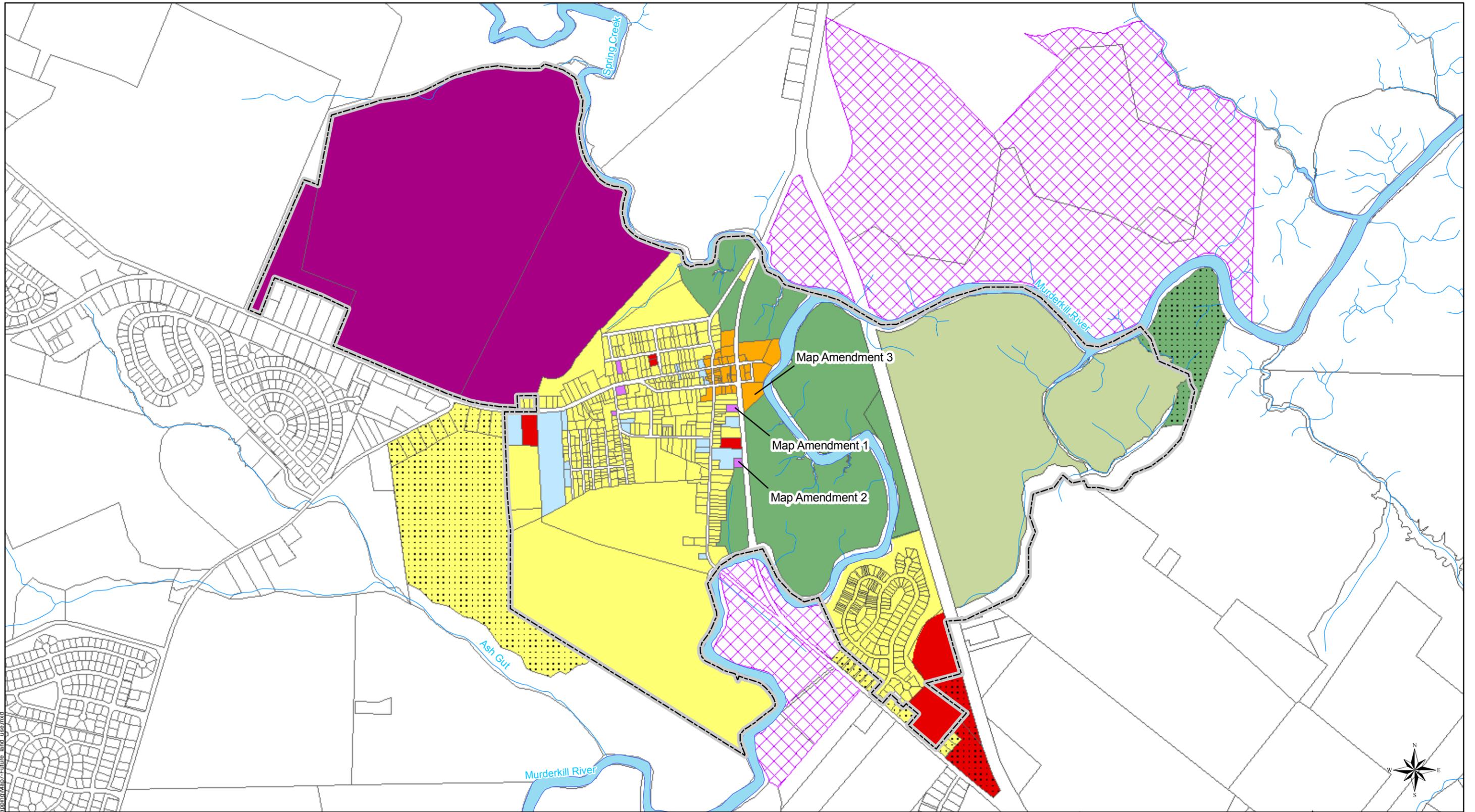
Ordinance to Adopt *(to be added upon adoption)*

State Certification Letter *(to be added upon certification)*

## **Appendix C. Amended Maps**

Map 7. Proposed Land Use & Annexations

Map 8. Proposed Historic District



R:\DE\_Frederica\20711459\GIS Job Mapping\Map7\_Future\_land\_use.mxd

Legend	
<span style="color: green;">■</span>	Agricultural
<span style="color: red;">■</span>	Commercial
<span style="color: lightblue;">■</span>	Institutional
<span style="color: purple;">■</span>	Mixed Use
<span style="color: darkgreen;">■</span>	Open Space
<span style="color: yellow;">■</span>	Residential
<span style="color: orange;">■</span>	Town Center
<span style="color: magenta;">■</span>	Traditional Neighborhood Development
<span style="border: 1px dashed black; display: inline-block; width: 10px; height: 10px;"></span>	Future Annexations
<span style="border: 1px dotted black; display: inline-block; width: 10px; height: 10px;"></span>	Areas of Concern
<span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	Municipal boundary
<span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	Parcels
<span style="color: blue;">—</span>	River, Lakes & Ponds

## Map 7. Proposed Land Use and Annexations

### Town of Frederica, Delaware

(Amendment 2009)

DRAFT

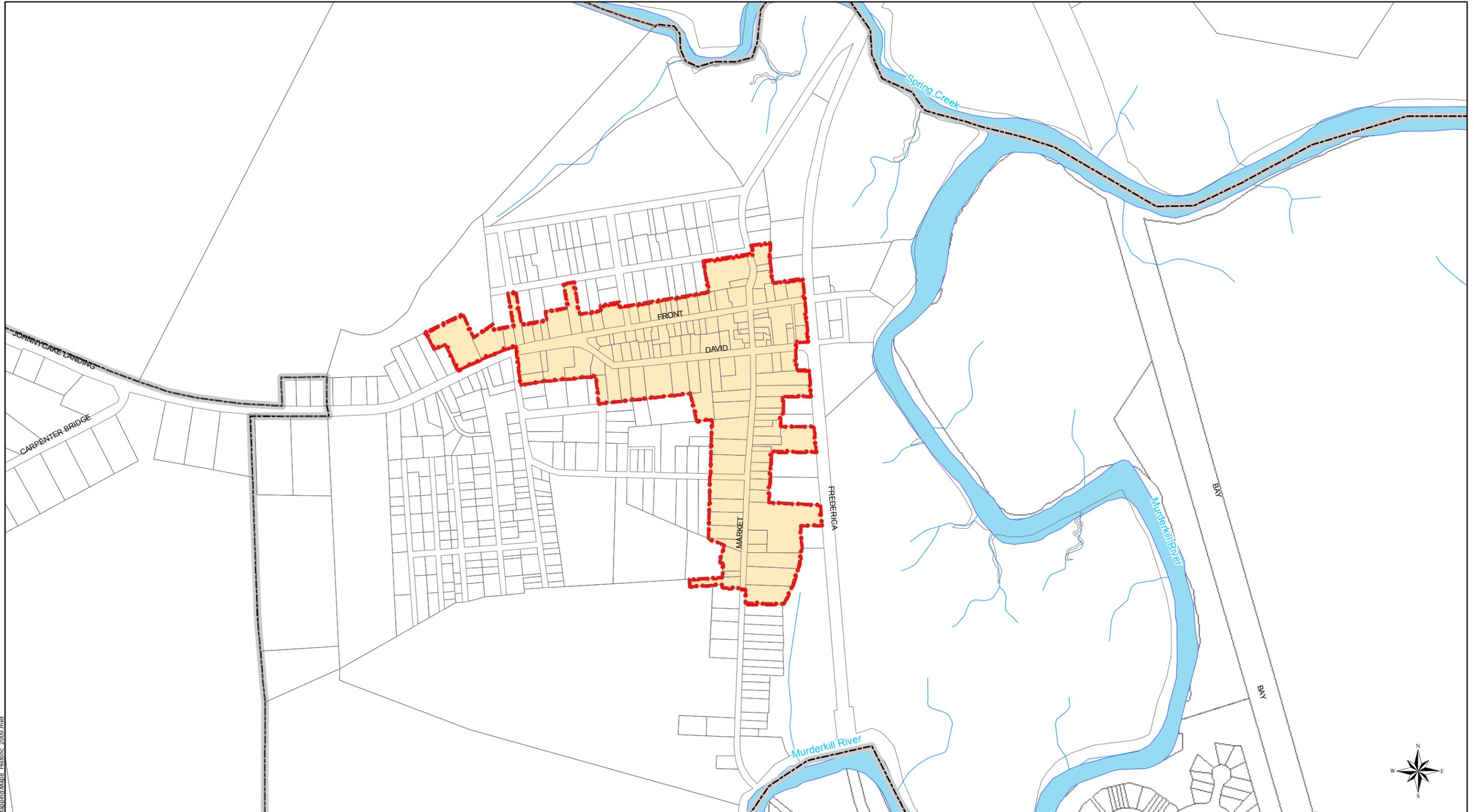
Data Sources:  
 Parcels - Kent County Mapping, November 2008  
 Roads - DelDOT centerline file  
 Hydrology - USGS 7.5 Minute Series Topographic Maps, 1991-1993  
 Future Landuse - Compiled by the UD Institute for Public Administration and the Town of Frederica, 2003;  
 Updated by the Town of Frederica, 2007 & 2009

0      600      1,200      2,400  
Feet

1 inch = 1,200 feet

MAP FORMATED FOR "B" (11" X 17") SIZE SHEET.

1200 Philadelphia Pike  
 Wilmington, DE 19809  
 302.933.0200  
 302.933.0320



R:\DE - Frederica\2011458\GIS - Job\Maping\Map8 - Historic - 2009.mxd

- Legend**
-  Municipal boundary
  -  River, Lakes & Ponds
  -  Parcels
  -  Proposed Historic District

**Map 8. Proposed Historic District**  
 Town of Frederica, Delaware  
*(Amendment 2009)*

*DRAFT*

Data Sources:  
 Parcels - Kent County Mapping, November 2008  
 Roads - DelDOT centerline file  
 Hydrology - USGS 7.5 Minute Series Topographic Maps, 1991-1993

0      250      500      1,000  
 Feet

1 inch = 500 feet

MAP FORMATED FOR "B" (11" X 17") SIZE SHEET.



**URS**

1200 Philadelphia Pike  
 Wilmington, DE 19809  
 302.933.0200  
 302.933.0320