

**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

| | |
|---|--|
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Date of Most Recently Certified Comprehensive Plan: Adopted March 19, 2008

Application Type:

Comprehensive Plan Amendment: Yes

Ordinance: N/A

Other: N/A

| | |
|---|---|
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Comprehensive Plan Amendments and Municipal Ordinances**

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Please describe the submission:

See the additional pages for the submission description.

This is an amendment to the comprehensive plan adopted in 2007. Since this is the five year review, the Town has the option of completely rewriting the plan or making amendments to it. The Town has determined that the 2007 plan still is serving the Town well, but the portions of the plan dealing with land use, annexation, and transportation should be amended to reflect development with the Town and the annexations that have occurred since 2007.

The plan amendment:

1. Adds information about the Camden Bypass to the last paragraph in "Section 6.1 Streets."
2. Replaces "Section 7.0 General Land Uses," "Section 7.1 Land Use," "Section 7.2 Land Use Plan" pages 57-61, Section 7.4 Redevelopment" on page 66, and "Section 8.2.7 Annexation & Plan of Services" on pages 80-84.
3. Moves "Section 7.3 Survey Results" on pages 62-66 to the beginning of Appendix A.

4. Updates and changes maps as follows:

Existing Land Use. Updates the existing land use to reflect current conditions and refines the following land use classifications.

! Residential – In the 2007 plan, residentially used parcels were classified as "Residential" or "High Density Residential." This Plan Amendment combines those designations into a single "Residential" land use category.

! Commercial – In the 2007 plan, parcels with commercial uses were classified as "Community Commercial" or "Highway Commercial." This Plan Amendment combines those designations into a single "Commercial" land use category.

Existing Zoning. Updates existing zoning map to reflect current conditions.

Future Land Use.

! Combines low-, medium-, and high-density residential land uses into a single residential category.

l. Consolidates the community and highway commercial into a single commercial land use designation.

! Designates land uses for properties annexed since 2007.

! Proposes a new land use category, mixed use for a number of undeveloped properties.

! Retains TDR Receiving Areas for several large farms to reflect adoption of Camden's TDR program following adoption of the 2007 plan.

Proposed Annexations.

! Makes additions and subtractions from the 2007 annexation map in the Woodside area to create logical annexation boundaries.

! Designates land uses for annexation area

TOWN OF CAMDEN
2013 Amendment
to the
2007 Comprehensive Plan

Adopted
[INSERT DATE]

PLACEHOLDER FOR ORDINANCE ADOPTING PLAN

PLACEHOLDER FOR PLUS COMMENTS

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TOWN, COUNTY, AND STATE OFFICIALS

Town of Camden

| | |
|-----------------------------|--|
| Town Council | W.G. Edmanson II, Mayor Justin T. King, Vice Mayor Kevin R. Casquarelli, Councilman Larry L. Dougherty, Sr., Councilman John W. Green, Jr., Councilman |
| Planning & Zoning Committee | Mary Ellen Gray, Chairperson Michael Schock, Vice-Chairperson Sherri Goldsmith, Committee Member Michael Johnson, Committee Member Douglas R. Waithe, Committee Member |
| Town Attorney | Craig Eliassen, Esq. |
| Town Staff | L. Aaron Chaffinch, Town Manager Amanda Wooleyhand, Account Specialist Jamie Fenske, Town Clerk Harold Scott, Jr., Code Enforcement Officer |

Kent County

| | |
|------------------------------|--|
| Levy Court Commission | P. Brooks Banta, District 1 Bradley S. Eaby, District 2 Alan F. Angel, District 3 Eric L. Buckson, District 4 G. Jody Sweeney, District 5 Glen M. Howell, District 6 Terry L. Pepper, At-Large |
| County Administrator | Michael J. Petit de Mange, AICP |
| Planning Services Department | Sarah Keifer, Director |

State of Delaware

| | |
|---------------------------------------|--------------------------------------|
| Governor | Jack Markell |
| Senate | Brian J. Bushweller, District 17 |
| House of Representatives | Donald A. Blakely, District 34 |
| Office of State Planning Coordination | Constance C. Holland, AICP, Director |

INSTITUTE FOR PUBLIC ADMINISTRATION

This plan was prepared by the Town of Camden Planning Commission with assistance from the Institute for Public Administration (IPA), a unit within the University of Delaware's School of Public Policy & Administration. IPA links the research and resources of the University of Delaware with the management and information needs of local, state, and regional governments in the Delaware Valley. IPA provides assistance to agencies and local governments through direct staff assistance and research projects as well as training programs and policy forums.

Institute Director

Jerome R. Lewis, Ph.D.

Camden Plan Amendment Team

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Nicole Minni, GISP, Associate Policy Scientist–GIS and Graphics

IPA extends a special thanks to the Camden Town staff for their help with, interest in, and commitment to this Plan Amendment effort.

INTRODUCTION

Title 22, Section 702(e) of the *Delaware Code* requires that:

At least every 5 years a municipality shall review its adopted comprehensive plan to determine if its provisions are still relevant given changing conditions in the municipality or in the surrounding areas.

Camden last adopted a full-blown comprehensive plan in 2007. Since this is the five-year review, the Town has the option of completely rewriting the plan or making amendments to it. The Town has determined that the 2007 plan still is serving the Town well, but the portions of the plan dealing with land use, annexation, and transportation should be amended to reflect development with Town and the annexations that have occurred since 2007. This document presents these amendments.

PLAN AMENDMENT PROCESS

This section describes the Plan Amendment's adoption process. It includes plan preparation by the Camden Planning Commission, state review under the PLUS process, public outreach, and Town Council adoption.

Planning Commission Recommendation

Title 22, Section 702(a) of the *Delaware Code* assigns responsibility for comprehensive plan preparation to municipal planning commissions. On June 19, 2013, the Camden Planning Commission met with planners from the Institute for Public Administration (IPA) and the office of State Planning Coordination (OSPC) to initiate preparation of this Plan Amendment. At that meeting, the Commission reviewed the plan and concluded that:

- Much of the 2007 plan is adequate and will guide Camden for the next five years.
- The sections of the plan dealing with land use should be amended to reflect development within Town and the annexations that occurred since 2007.
- The transportation section should be amended to include a DelDOT capital improvement project. The "Concept B" bypass plan was developed in 2009 and approved by Town Council. Early in 2010, it was submitted for PLUS review. Subsequently, OSPC asked that the proposal be included in the Town's next plan update or amendment in order for the Town's comprehensive plan to officially endorse the proposed bypass.

On August 14, 2013, the Commission held a public workshop to present a draft of this Plan Amendment to the public and solicit comments on it.

Following state review of the Plan Amendment, the Planning Commission held a public hearing on [INSERT DATE]. Approximately [INSERT NUMBER] persons attended this hearing. The purpose of this hearing was to review the PLUS comments, solicit additional public comment, and make a recommendation to the Town Council. After considering the PLUS comments and public comment, the Planning Commission transmitted a recommended Plan Amendment document to the Town Council.

State Review

Title 29, Section 9103 of the *Delaware Code* requires review of and comment on county and municipal comprehensive plans, including plan amendments, prior to adoption. The Office of State Planning Coordination (OSPC) organizes the comment process and works with each jurisdiction on items recommended for inclusion in the adopted document.

The state review is based on statewide land development goals, policies and criteria established by the Governor, the Cabinet Committee on State Planning Issues, state laws or regulations, or the State's most recent capital budget. It is not intended to preempt, replace, or override local planning efforts. Its primary focus is the "... potential fiscal impacts of the proposed county or municipal comprehensive plan as they relate to State-funded infrastructure and services, including but not limited to transportation, water and sewer systems, public schools, affordable housing, and public safety."

On [INSERT DATE], OSPC and the state agencies involved in the PLUS process reviewed the draft Plan Amendment. In a letter dated [INSERT DATE], OSPC released Camden's PLUS review comments.

Town Council Adoption

This section outlines the Town Council's adoption process.

[PLACEHOLDER FOR DESCRIPTION OF TOWN COUNCIL PROCESS FOR ADOPTING PLAN]

2013 AMENDMENT

This Plan Amendment:

1. Adds information about the Camden Bypass to the last paragraph in “Section 6.1 Streets.”
2. Replaces “Section 7.0 General Land Uses,” “Section 7.1 Land Use,” “Section 7.2 Land Use Plan” pages 57- 61, Section 7.4 Redevelopment” on page 66, and “Section 8.2.7 Annexation & Plan of Services” on pages 80-84 with the following.
3. Moves “Section 7.3 Survey Results” on pages 62-66 to the beginning of Appendix A.

6.1. Streets

Add the following to the last paragraph in “Section 6.1 Streets.”

In 2009, the Delaware Department of Transportation (DeDOT), in collaboration with the Town, completed a planning study of the area in and around Camden to address transportation needs that had been identified by the Town. The study primarily focused on U.S. 13, U.S. 13A (designated as Main Street/Upper King Road), State Route (SR) 10 (designated as Camden-Wyoming Avenue in Town), and South Street.

The Town had identified several issues of concern with regards to traffic in Town, as noted below:

- Increased through traffic on Camden-Wyoming Avenue
- Undesirable truck operations on Camden-Wyoming Avenue and Main Street (possible adverse impacts on the Historic District)
- Increased traffic noise in downtown

Based on projected traffic volumes, the DeDOT planning study identified three intersections that would experience a very poor or failing level of service:

- U.S. 13/SR 10
- Camden-Wyoming Avenue/Main Street
- Camden-Wyoming Avenue/Willow Grove Road (SR 10)

Further transportation challenges identified by the Department (see Figure 2013-1) included geometric deficiencies created by the dog-leg traffic pattern at South Street/Main Street/Voshells Mill Road, the intersection skew at SR 10/Rising Sun Road, and delays encountered at the U.S. 13/Caboose Road intersection.

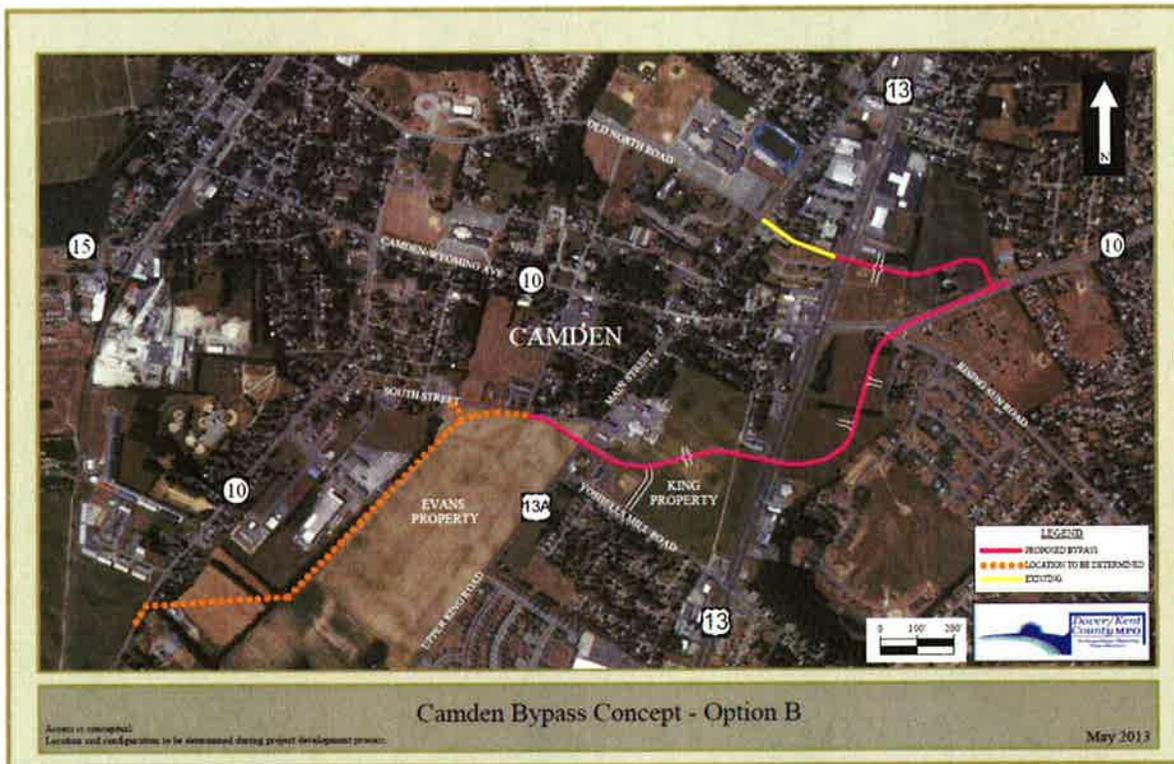
Figure 2013- 1. Camden Transportation Issues (DelDOT)



The Department developed two conceptual improvement options in order to address the identified transportation needs. While there were differences between the two alternatives, both options extended Old North Road and South Street to the east of U.S. 13, to essentially provide an east-west bypass of SR 10.

Both options were presented to the Camden Town Council in October 2009. Following a public workshop in November 2009, the Town Council voted to approve Concept B as the recommended alternative in December 2009. Concept B is shown in Figure 2013-2, below.

Figure 2013- 2. Camden Bypass Concept, Option B (DeIDOT)



Following the Town's vote to approve Concept B, Camden submitted its favored proposal to the OSPC for review via its preliminary land use survey (PLUS) review process. OSPC's review noted that employees at the Department of Agriculture offices on U.S. 13 welcomed any traffic mitigation on the highway, as they reported difficulty exiting their parking lot. Also, the State Historic Preservation Office (SHPO) approved of the planned diversion of truck traffic away from historic Camden. It did note that the bypass could potentially threaten other (possibly unrecorded) archeological sites in its vicinity, but pledged to work with DeIDOT throughout the process to mitigate any impacts.

OSPC advised the Town to include a description and map(s) of the project in its next comprehensive plan update or amendment, in order for it to become part of its official and certified comprehensive plan. That is the intent of this amendment.

7.0 Land Use, Zoning, and Growth Management

1. Replaces “Section 7.0 General Land Uses,” “Section 7.1 Land Use,” “Section 7.2 Land Use Plan” pages 57- 61, Section 7.4 Redevelopment” on page 66, and “Section 8.2.7 Annexation & Plan of Services” on pages 80-84 with the following.
2. Moves “Section 7.3 Survey Results” on pages 62-66 to the beginning of Appendix A.

7.1 Existing Land Use

Existing land use is a snapshot of a municipality’s current development pattern. The “Existing Land Use” map depicts Camden’s current development pattern. This map identifies the land use for each parcel as of July 2013.

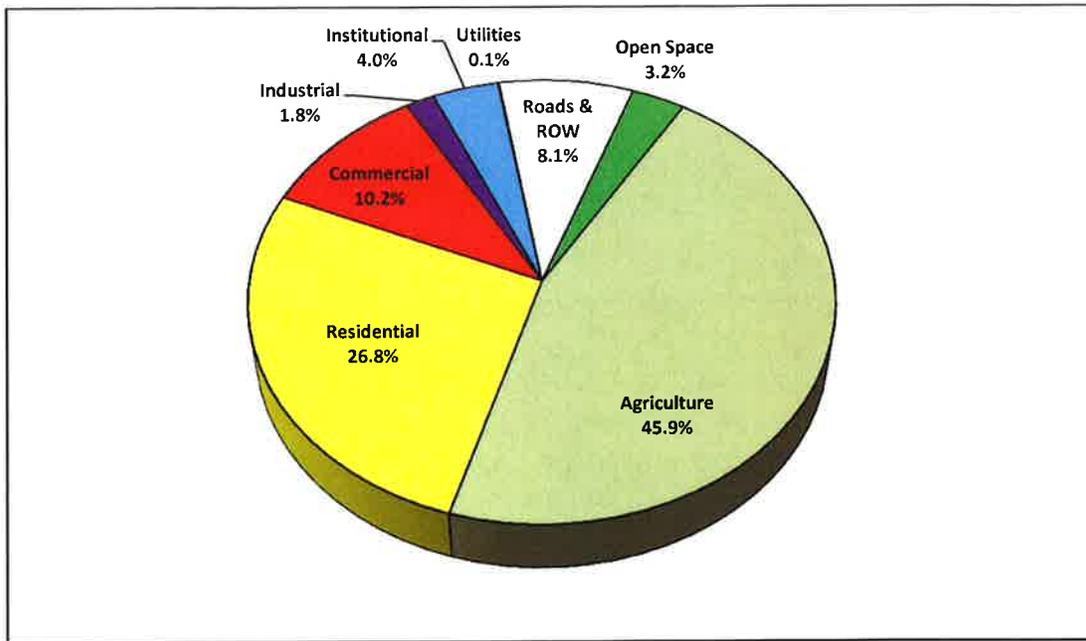
Table 2013-1 below explains how land was classified into the uses shown on the “Existing Land Use” map.

Table 2013-1. Camden Existing Land Use Designations, July 2013

| Land Use | Description |
|-----------------|---|
| Agriculture | Land actively being farmed |
| Open Space | Public open space |
| Residential | Areas developed with any type of dwelling unit or similar use |
| Commercial | Areas developed with retail, office, service and similar uses |
| Industrial | Areas developed with manufacturing, processing, and similar uses |
| Institutional | Federal, state, and local facilities, public safety (police and fire) facilities, public and private schools; places of worship; public works buildings or similar uses |
| Utility | Uses associated with infrastructure such as electricity, gas, water supply and wastewater treatment or similar uses |
| Other | Public (but not private) rights-of way, roadbeds, railroads, reserved rights-of-way, roads, streets, other unzoned land |

Figure 2013-3 below summarizes the distribution of land uses with the Town. As the chart shows, 46 percent of Camden is Agriculture. Most of this land is located in the south and west parts of the Town and in the center of Town on the west side of Upper King Road just south of South Street where 137 acres remain in agriculture. Nearly 27 percent of Camden’s land is residential. Highway-oriented commercial areas, located primarily along U.S. Route 13 and clusters of small-scale retail, service, and office uses comprise about 10 percent of Camden’s land uses, and are found along Camden-Wyoming Avenue, South Street, Upper King Road, and Willow Grove Road.

Figure 2013- 3. Camden Existing Land Use Distribution, July 2013



7.2 Future Land Use

The “Future Land Use” map depicts Camden’s desired development pattern within the Town boundary. Table 2013-2 describes how the land uses depicted on the map were developed.

Table 2013- 2. Camden Future Land Use Descriptions

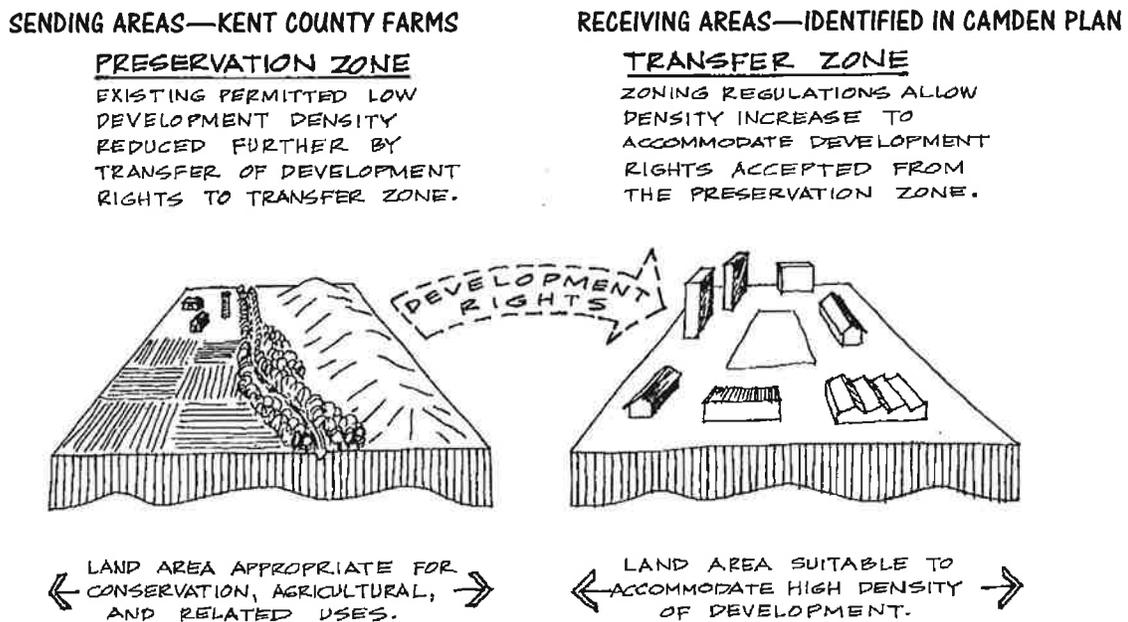
| Land Use | Description |
|--------------------------------|---|
| Parks/Open Space | Areas intended for public open space |
| Residential TDR Receiving Area | Areas suitable for receiving areas under Camden’s transfer of development rights (TDR) program with applications for rezoning evaluated on a case-by-case basis |
| Residential | Areas intended for development with dwellings or similar uses |
| Commercial | Areas intended for development with retail, office, service, or similar uses |
| Mixed Use | Areas suitable for mixed use developments; intended that this designation will enable the adoption of land use regulations that encourage the development of communities with mixes of residential and commercial uses. |
| Institutional | Areas suitable for institutional uses or other compatible uses |

Residential communities are recommended for most of the areas already so developed. Commercial areas are recommended along U.S. 13, Upper King/Main Street, and Willow Grove Road south of South Street and on Camden-Wyoming Avenue between Main and West Streets. No areas within Camden are proposed to be developed with industrial uses. Mixed Use, is proposed for a number of properties, most of which are undeveloped.

The future land use map identifies about 590 acres as “Residential TDR Receiving Areas.” Figure 2013-4 illustrates how a TDR (Transfer of Development Rights) program works. As the graphic shows, the system consists of sending and receiving areas. Sending areas are those suitable for preservation, farming, or conservation, and they are often located in rural areas where urban services are not intended to be provided. Receiving areas generally are those that can accommodate increased density and are most often located in more areas where infrastructure and urban services are in place or can easily be provided.

The Camden Town Council adopted a TDR program on September 10, 2007 (Ordinance 2007-102). It includes regulations governing density credits, uses, site layout, architectural design, open space and recreation facilities. Each project proposed for rezoning under this program will be reviewed on a case-by-case basis.

Figure 2013- 4. Transfer of Development Rights



Source: Moskowitz & Lindbloom, *The Latest Book of Development Definitions*, New Brunswick: Center for Urban Policy Research, Rutgers–The State University of New Jersey, 2004, page 411.

7.3 Land Use and Zoning

Zoning is the chief means for implementing the comprehensive plan, consisting of a written document and a map. The map shows a number of districts or zones into which the municipality is divided in order to regulate the use of land. The document specifies the types of activities (uses) that can occur in each district either as a matter of right (in all circumstances) or under certain conditions (conditional uses). It also regulates building height, lot sizes, setbacks, yards and green space, the number and sizes of signs, and space for off-street parking.

Zoning works with subdivision regulations. Subdivision refers to the process of splitting up or assembling land for development. The regulations governing this process designate utility locations, street rights-of-way, open space, and common areas. They also outline the services,

such as water, sewer, gas, and electricity, and amenities that a developer must supply prior to sale of subdivided (or assembled) land.

Some municipalities incorporate environmental-protection or design standards in zoning ordinances and/or subdivision regulations, while others have stand-alone ordinances with cross-references to zoning, subdivision, and other applicable ordinances. Camden has adopted a number of stand-alone ordinances including:

- Source Water Protection Areas—Ordinance 77
- Land Use and Subdivision Regulations—Ordinance 82
- Title Subdivision Plans—Ordinance 87
- Transfer of Development Rights—Ordinance 2007-101
- Source Water Protection Area Ordinances—Ordinance 2008-O-02
- Flood Damage Protection Ordinance—2008-O-12.

7.3.1 Zoning Districts

The “Existing Zoning” map depicts Camden’s zoning districts as of August 2013, and Table 2013-3 below summarizes the uses allowed in each district.

Table 2013- 3. Camden Existing Zoning Districts, July 2013

| Zoning District | Permitted Use Summary |
|------------------|---|
| P | Single-family detached homes on minimum one-acre lots as conditional uses; private recreational uses |
| AG | Agricultural activities; single-family detached homes on minimum one-acre lots as conditional uses; increased density applicable if development rights acquired under Transfer of Development Rights (TDR) program |
| R-1 | Single-family, detached dwellings with minimum 5,000 square-foot lots; variety of institutional and accessory uses |
| R-2, | Single-family, detached dwellings with minimum 12,000 square-foot lots; 2-family dwellings; variety of institutional and accessory uses; mixed uses and densities allowed as conditional uses |
| R-3 | Single-family, detached dwellings with minimum 12,000 square-foot lots; 2-family dwellings, townhouses, apartments; variety of institutional and accessory uses; mixed uses and densities allowed as conditional uses |
| R-4 | Manufactured Homes only |
| R-5 | Zone to be written that provides for mixes of residential or residential and commercial incorporating Traditional Neighborhood Design (TND) principles |
| C-1 | Retail, service, and offices uses; variety of institutional and accessory uses |
| C-2 | Retail, service, and offices uses; food processing, heavy and light manufacturing; variety of institutional and accessory uses |
| Heritage Overlay | Same as underlying zone |
| Historic Overlay | Same as underlying zone |

Sources: Town of Camden Zoning Code, Ordinance 96, adopted February 7, 2011 updated by Town of Camden staff review; Transfer of Development Rights Ordinance 2007-102, adopted September 10, 2007.

7.3.2 Relationship Between Land Use and Zoning

The link between land use and zoning is important because Title 22, Section 702(c) of the *Delaware Code* requires that Camden must:

...within 18 months of the adoption of a comprehensive development plan or revision thereof, amend its official zoning map to rezone all lands within the municipality in accordance with the uses of land provided for in the comprehensive development plan.

Table 2013-4 shows the relationship between the future land use designations depicted on the future land use map and the zoning districts summarized in Table 2013-3. This table describes how Camden’s zoning districts might match up with the land uses recommended on the future land use map. These match ups are intended as guidance for the Town Council to consider during the rezoning process. They are not intended to preclude the development of new zoning districts or revisions to the zoning ordinance, the subdivision ordinance, or any other land use regulations.

Table 2013- 4. Camden Land Use and Zoning Link

| Land Use Designation | Corresponding Zoning District(s) |
|--------------------------------|--|
| Parks/Open Space | P |
| Residential | R-1, R-2, R-3, R-4, R-5 |
| Commercial | C-1, C-2 |
| Residential TDR Receiving Area | AG |
| Mixed Use | R-5, or any combination of R-1, R-2, R-3, R-4, C-1, or C-2 that creates a mix of dwelling types and/or a mix of dwelling types and commercial uses |
| Institutional | All Zoning Districts |
| All Land Uses | Heritage Overlay |
| All Land Uses | Historic Overlay |

7.3.3 Zoning Text and Map Recommendations

This section identifies changes to the zoning map for consideration in the comprehensive rezoning that must occur following adoption of this Plan Amendment and revisions to the text of the zoning ordinance for consideration.

Zoning Ordinance Text

The following are changes to the zoning text identified during preparation of this Plan Amendment that should be considered.

- Form a committee to work with the Planning Commission to review the entire zoning ordinance for errors, omissions, and consistency.
- Change the current provision where rezoning applications are reviewed by the Board of Adjustment before Town Council action to a provision charging the Planning Commission with this responsibility.

- In conjunction with revisions to the zoning map during the comprehensive rezoning following adoption of this Plan Amendment, use GIS to analyze the sizes of all existing residential lots.
 - Place lots that meet the minimum lot size for R-1 in the R-1 Zone.
 - Consider consolidating entire in-town neighborhoods in the R-1 Zone regardless of size.
 - Consider placing larger lots meeting the minimum R-2 lot size in the R-2 Zone, except where classified as an “in town neighborhood.”
- Research and write text for the R-5 Zone, Traditional Neighborhood Development.

Zoning Map

The following are changes to the zoning map to be considered during the comprehensive rezoning following adoption of this Plan Amendment.

- Change businesses on east side of North Main Street from R-1 to C-1 so that they are conforming uses rather than conditional uses.
- In conjunction with revisions to the zoning ordinance, use GIS to analyze the sizes of all existing residential lots.
 - Place lots that meet the minimum lot size for R-1 in the R-1 Zone.
 - Consider consolidating entire in-town neighborhoods in the R-1 Zone regardless of size.
 - Consider placing larger lots meeting the minimum R-2 lot size in the R-2 Zone, except where classified as an “in town neighborhood.”

7.4 Growth and Annexation

Section 3 of Camden’s charter authorizes the Town “... to annex any additional contiguous territory adjoining the corporate limits of the Town” and goes on to outline the initiation of and procedures for annexation. Title 22, Section 101(2) of the *Delaware Code* clarifies that “contiguous” means that some part of a parcel proposed for annexation must be coterminous with the boundaries of the annexing municipality and roads or rights-of-way cannot be used to create “corridor” annexations.

7.4.1 Annexations Since 2007

Between 2007 and 2013, Camden annexed more than 850 acres. Most of this acreage is located in the south and west parts of the Town including Savannah Farms, Farmlands, and Fifer-Dundee. Several small parcels along U.S. Route 13 also have been annexed. Nearly all of the annexed properties remain undeveloped.

7.4.2 Annexation Areas

An important factor to consider when identifying properties for annexation is the economic feasibility of providing public services. Camden should give high priority to areas where town services can be extended easily and economically. When considering annexation of a developed area, Camden also must evaluate the condition of the area’s existing infrastructure. In some cases, the costs of bringing roads, street lighting, and stormwater-management

facilities into compliance with Camden’s standards may exceed the revenues and other benefits of annexation.

Another factor is plans and policies of other governmental entities. High priority must be given to the state investment strategies, because they indicate where the state is most likely to allocate its resources. Applicable Kent County policies should be taken into account. Consideration must also be given to Delaware’s and Kent County’s farmland-preservation programs.

Drawing on the criteria outlined above, the “Proposed Annexation Areas” map identifies properties to be considered for annexation in this Plan Amendment and their land use designations. As the map shows, the proposed land use for each property is compatible with existing development on, and proposed development for, adjacent properties. With the exception of a few, small, Level 4 parcels between Tuxedo Lane and Steeles Ridge Road north of the Woodside town boundary, Camden’s annexation areas are in Levels 1, 2, or 3.

IMPLEMENTATION

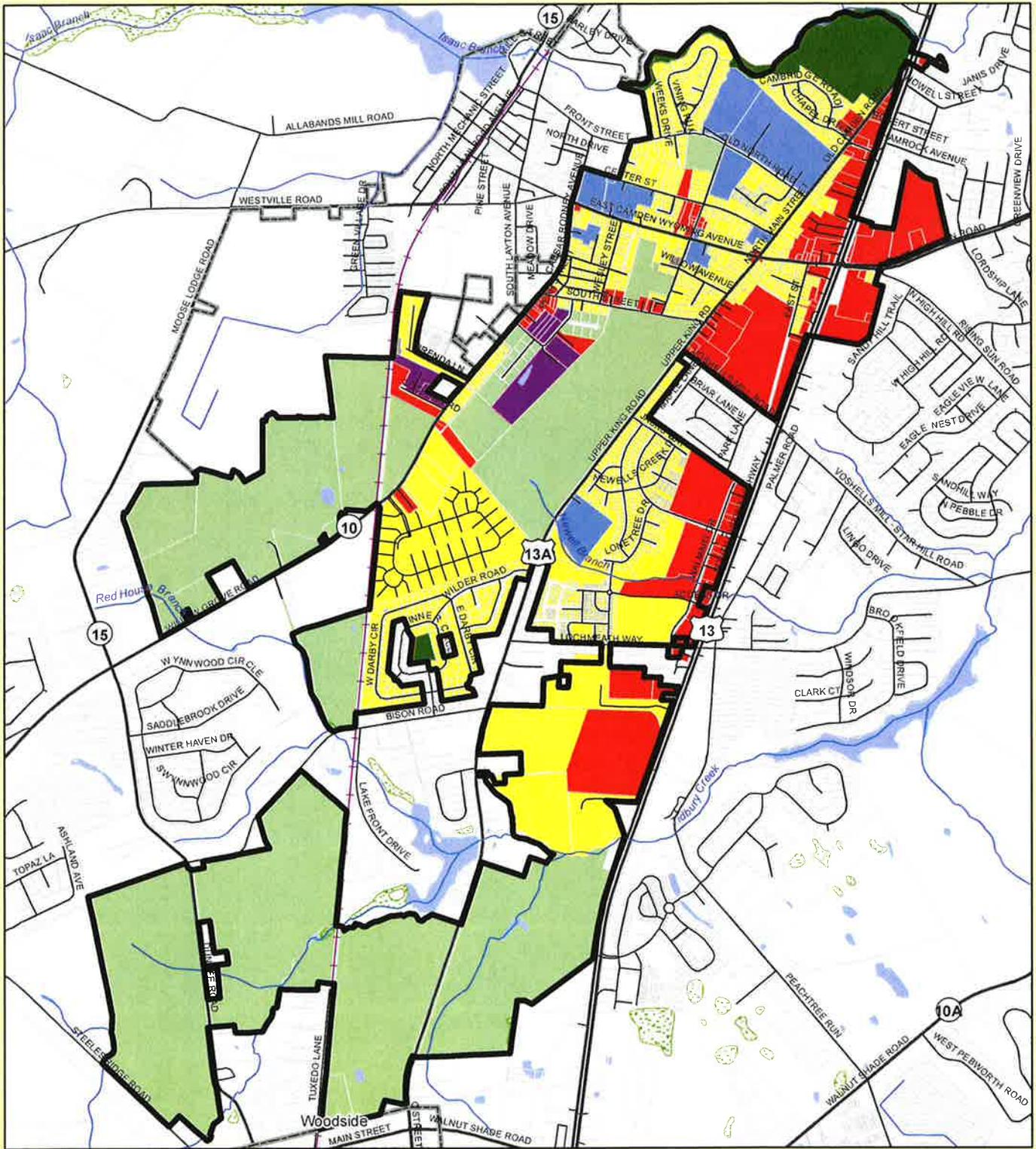
This section summarizes the provisions of the *Delaware Code* that must be complied with following adoption of this plan.

- Section 702(c)—Adopt comprehensive rezoning within 18 months after adopting this plan.
- Section 702(e)—Fully update entire Plan by May 5, 2018.
- Section 702(f)—Submit annual reports to OSPC each July 1.

MAPS

This Plan Amendment hereby replaces the following maps in Appendix B of the 2007 Plan.

| 2007 Plan Map Title | 2013 Plan Amendment Map Title |
|----------------------------|--------------------------------------|
| Existing Land Use | Existing Land Use 2013 |
| Future Land Use | Future Land Use 2013 |
| Current Zoning | Existing Zoning 2013 |
| Annexation Plan | Proposed Annexation Areas 2013 |

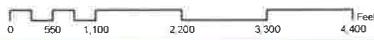


- | | |
|----------------------------|---------------------|
| Existing Land Use | Kent County Parcels |
| Agriculture | Major Routes |
| Commercial | Centerline Roads |
| Residential | Railroads |
| Industrial | Stream or River |
| Institutional | Water Bodies |
| Open Space | Swamp/Marsh |
| Utility | |
| Camden Boundary | |
| Other Municipal Boundaries | |



Town of Camden
Kent County, Delaware

Existing Land Use 2013
Planning Commission Review
Draft 08/14/2013

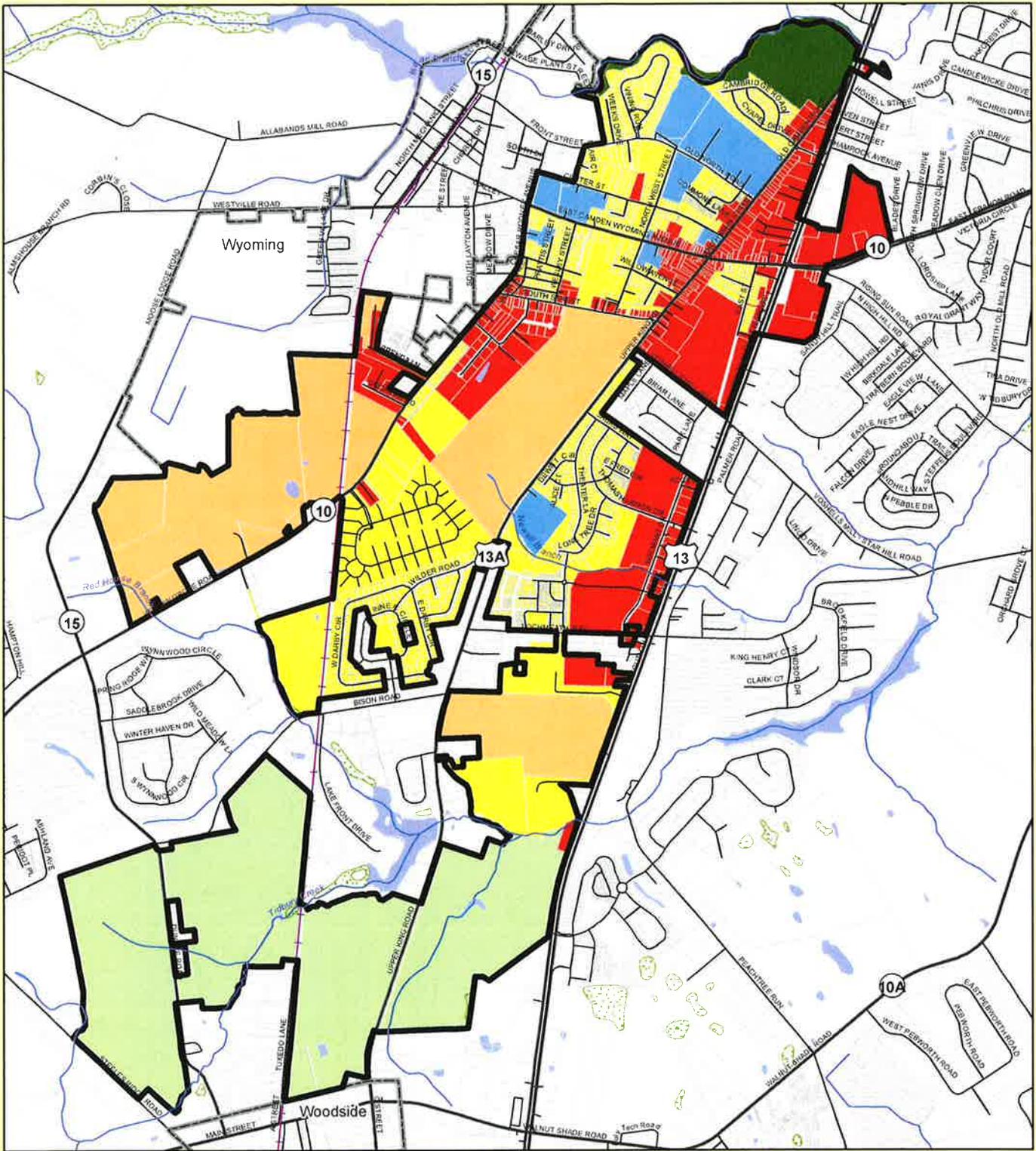


Sources
Existing Land Use Designations - Town of Camden 2007 Comprehensive Plan, May 5, 2008, updated by Camden town staff and IPA, 08/13
Parcels and Municipal Boundaries - Kent County GIS and Mapping 07/19/2013
Road and Rail Network - Delaware Department of Transportation, 03/13
Hydrography - National Hydrography Dataset (NHD), USGS and EPA



Note This map is provided by the University of Delaware, Institute for Public Administration (IPA) 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 IPA, nor will IPA be held responsible for any use of this document for purposes other than which it was intended.

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Future Land Use

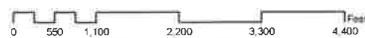
- Residential
- Residential TDR Receiving Area
- Mixed Use
- Commercial
- Parks/Open Space
- Institutional
- Camden Boundary
- Other Municipal Boundaries

- Major Routes
- Centerline Roads
- Railroads
- Stream or River
- Water Bodies
- Swamp/Marsh



Town of Camden
Kent County, Delaware

Future Land Use 2013
Planning Commission Review
Draft 08/14/2013



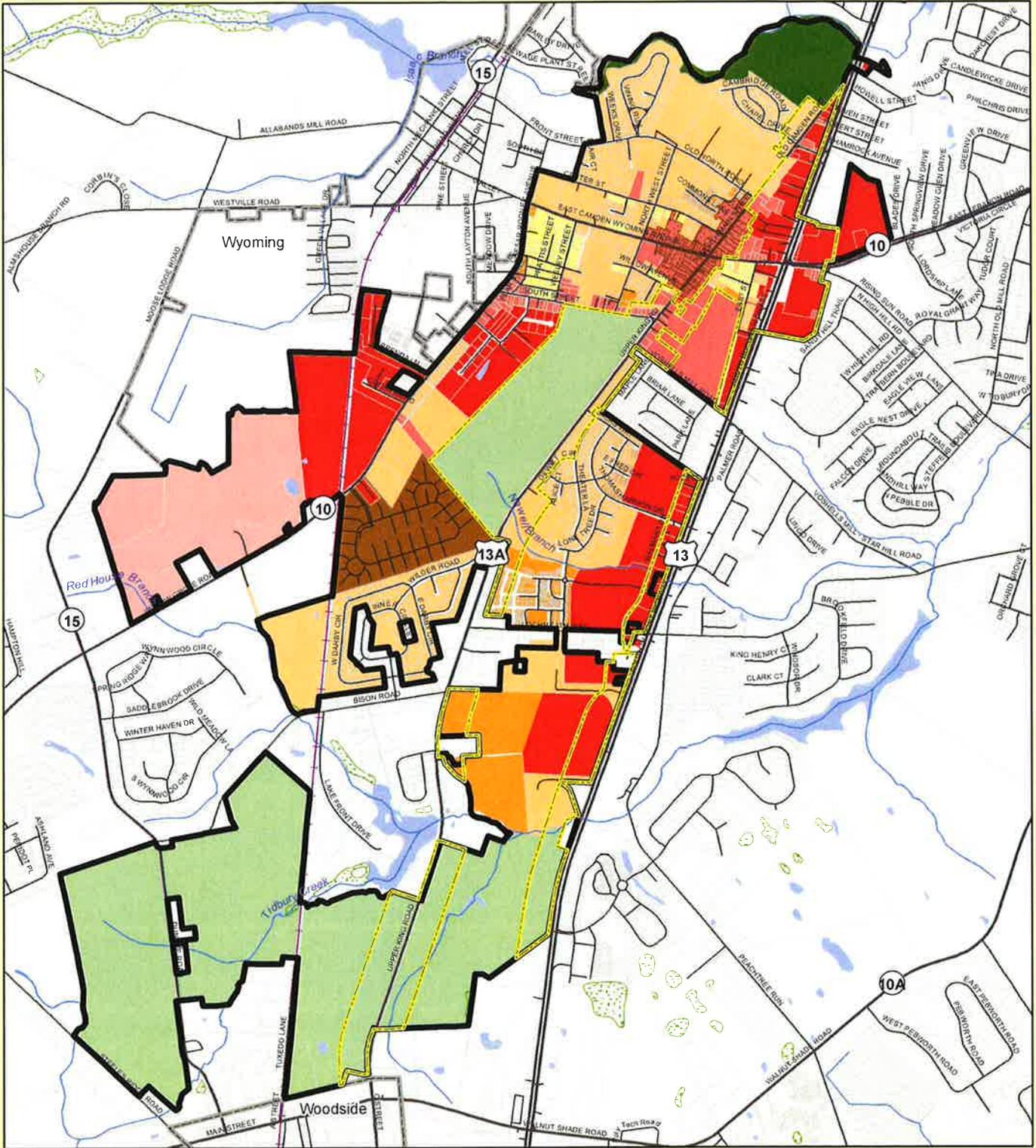
Sources
 Future Land Use Designations - Town of Camden 2007 Comprehensive Plan, May 3, 2008, updated by Camden town staff and IPA, 08/13
 Parcels and Municipal Boundaries - Kent County GIS and Mapping, 07/19/2013
 Road and Rail Network - Delaware Department of Transportation, 03/13
 Hydrography - National Hydrography Dataset (NHD), USGS and EPA



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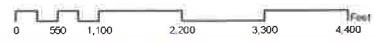


- 2013 Zoning**
- AG
 - P
 - R-1
 - R-2
 - R-3
 - R-4
 - R-5
 - C-1
 - C-2
- Other Municipal Boundaries**
- Historic District
 - Heritage Zone Overlay
 - Stream or River
 - Railroads
 - Major Routes
 - Centerline Roads
 - Kent County Parcels
 - Water Bodies
 - Swamp/Marsh



Town of Camden
Kent County, Delaware

Existing Zoning 2013
Planning Commission Review
Draft 08/14/2013

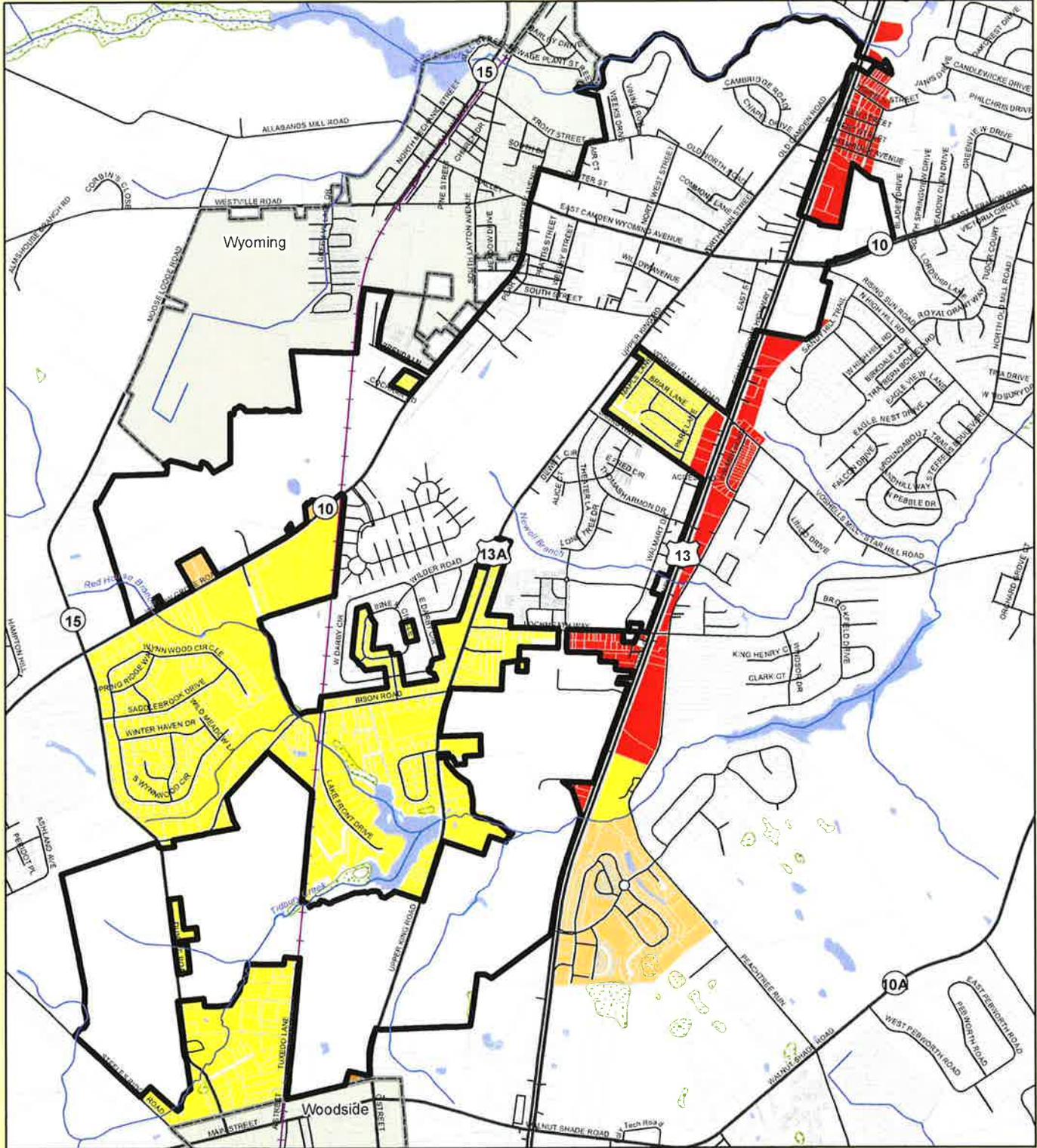


Sources
Zoning Districts - "Town of Camden Zoning District Map, revised 01/11/2011" posted on Camden Town website, updated by Camden town staff and IPA, 08/13
Parcels and Municipal Boundaries - Kent County GIS and Mapping, 07/19/2013
Road and Rail Network - Delaware Department of Transportation, 03/13
Hydrography - National Hydrography Dataset (NHD), USGS and EPA

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Proposed Annexation Areas

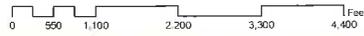
- Residential
- Residential TDR Receiving Area
- Mixed Use
- Camden Boundary
- Other Municipal Boundaries
- Major Routes
- Centerline Roads

- Railroads
- Stream or River
- Water Bodies
- Swamp/Marsh



Town of Camden
Kent County, Delaware

Proposed Annexation Areas 2013
Planning Commission Review
Draft 08/14/2013



Sources
Proposed Annexation Areas and Future Land Use data -
Originated from Town of Camden 2007 Comprehensive Plan,
May 5, 2008, updated by Camden town staff and IPA, 08/13
Parcels and Municipal Boundaries - Kent County GIS and Mapping,
07/19/2013
Road and Rail Network - Delaware Department of Transportation, 03/13
Hydrography - National Hydrography Dataset (NHD), USGS and EPA

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