

NOTICE

THE COMMISSIONERS OF THE CITY OF REHOBOTH BEACH ON FEBRUARY 21, 2006,
ADOPTED RESOLUTION NO. 0206-01 WHICH READS AS FOLLOWS:

RESOLUTION PROPOSING THAT A PUBLIC HEARING BE HELD ON THE SUBJECT OF AMENDING THE REHOBOTH BEACH ZONING MAP REFERRED TO AT CHAPTER 270, SEC. 270-7 OF THE MUNICIPAL CODE OF REHOBOTH BEACH, DELAWARE AND THE ZONING DISTRICT BOUNDARIES AS REFERRED TO AT CHAPTER 270, SEC. 270-8 OF THE MUNICIPAL CODE OF REHOBOTH BEACH, DELAWARE, REGARDING LOTS 57, 59, 61 AND 63 LOCATED ON THE NORTH SIDE OF SUSSEX STREET GOING EAST FROM FOURTH STREET, AND LOTS 52, 54, 56, 58 AND 60 ON THE SOUTH SIDE OF SUSSEX STREET GOING EAST FROM FOURTH STREET, FROM C-1 ZONING TO R-2 ZONING; AND THE FOLLOWING LOTS LOCATED ON THE NORTH SIDE OF SUSSEX STREET, LOT 65, 67, 69, 71, 73, 75, 77, 79, 81, 83 AND 85 LOCATED FROM FOURTH STREET TO FIFTH STREET AND LOTS 87, 89, 91, 93, 95, 97 AND 99 LOCATED FROM FIFTH STREET TO COLUMBIA AVENUE, AND THE FOLLOWING LOTS LOCATED ON THE SOUTH SIDE OF SUSSEX STREET: LOTS 62, 64, 66, 68, 70, 72, 74, 76, 78, 80 AND 82 FROM FOURTH STREET TO FIFTH STREET, AND LOTS 84, 86, 88, 90, 92, 94, 96, 98 AND 100 ON THE SOUTH SIDE OF SUSSEX STREET FROM FIFTH STREET TO COLUMBIA AVENUE, AND LOT 88 ON COLUMBIA AVENUE FROM C-3 ZONING TO R-2 ZONING, AND BY PROVIDING FOR PUBLICATION THEREOF

WHEREAS, it is deemed desirable to consider amending Chapter 270, of the Municipal Code of The City of Rehoboth Beach, Delaware, 2001, relating to zoning; and

WHEREAS, the City's Comprehensive Development Plan, in Sec. 8.222, calls for the City to pursue the rezoning of the lots on both sides of Sussex Street between Columbia Avenue and Fourth Street from C-3 zoning to R-2 zoning and eastward from the intersection of Sussex Street and Fourth Street, the first five lots on the south side of Sussex Street and the first two lots on the north side of Sussex Street from C-1 zoning to R-2 zoning; and

WHEREAS, 22 Delaware Code, Sec. 304 and City Ordinance Sec. 270-88 provide that any amendment to the City's Zoning Ordinance shall be after a public hearing following fifteen (15) days publication in an official newspaper or paper of general circulation in the municipality.

NOW THEREFORE, BE IT RESOLVED that a Public Hearing shall be held on the 17th day of April, 2006, at 7:00 p.m., prevailing time at the Commissioners Room, Municipal Building, 229 Rehoboth Avenue, Rehoboth Beach, Sussex County, Delaware, to consider amending Chapter 270, Zoning, of the Municipal Code of Rehoboth Beach, Delaware, 2001, as follows:

AN ORDINANCE TO AMEND THE REHOBOTH BEACH ZONING MAP REFERRED TO AT CHAPTER 270, SEC. 270-7 OF THE MUNICIPAL CODE OF REHOBOTH BEACH, DELAWARE AND THE ZONING DISTRICT BOUNDARIES AS REFERRED TO AT CHAPTER 270, SEC. 270-8 OF THE MUNICIPAL CODE OF REHOBOTH BEACH, DELAWARE, BY REZONING LOTS 57, 59, 61 AND 63 LOCATED ON THE NORTH SIDE OF SUSSEX STREET GOING EAST FROM FOURTH STREET, AND LOTS 52, 54, 56, 58 AND 60 ON THE SOUTH SIDE OF SUSSEX STREET GOING EAST FROM FOURTH STREET, FROM C-1 ZONING TO R-2 ZONING; AND THE FOLLOWING LOTS LOCATED ON THE NORTH SIDE OF SUSSEX STREET, LOT 65, 67, 69, 71, 73, 75, 77, 79, 81, 83 AND 85 LOCATED FROM FOURTH STREET TO FIFTH STREET AND LOTS 87, 89, 91, 93, 95, 97 AND 99 LOCATED FROM FIFTH STREET TO COLUMBIA AVENUE, AND THE FOLLOWING LOTS LOCATED ON THE SOUTH SIDE OF SUSSEX STREET: LOTS 62, 64, 66, 68, 70, 72, 74, 76, 78, 80 AND 82 FROM FOURTH STREET TO FIFTH STREET, AND LOTS 84, 86, 88, 90, 92, 94, 96, 98 AND 100 ON THE SOUTH SIDE OF SUSSEX STREET FROM FIFTH STREET TO COLUMBIA AVENUE, AND LOT 88 ON COLUMBIA AVENUE FROM C-3 ZONING TO R-2 ZONING, AND TO AMEND THE CITY'S COMPREHENSIVE DEVELOPMENT PLAN TO INCLUDE THE PURSUIT OF THE REZONING OF LOT 88 COLUMBIA AVENUE FROM C-3 ZONING TO R-2 ZONING.

BE IT ORDAINED by the Commissioners of Rehoboth Beach, in session met, in the manner following to wit:

Section 1. The Rehoboth Beach Zoning Map referred to in Chapter 270, Section 270-7 of the Municipal Code of Rehoboth Beach, Delaware, 2001 and the Zoning District boundaries referred to in Chapter 270, Section 270-8 of the Municipal Code of Rehoboth Beach, Delaware, 2001, as amended be and the same is hereby further amended by rezoning lots 57, 59, 61 and 63 located on the North side of Sussex Street going East from Fourth Street, and lots 52, 54, 56, 58 and 60 on the South side of Sussex Street going East from Fourth Street, from C-1 zoning to R-2 zoning (general residence district); AND

Section 2. The Rehoboth Beach Zoning Map referred to in Chapter 270, Section 270-7 of the Municipal Code of Rehoboth Beach, Delaware, 2001 and the Zoning District boundaries referred to in Chapter 270, Section 270-8 of the Municipal Code of Rehoboth Beach, Delaware, 2001, as amended be and the same is hereby further amended by rezoning the lots located on the North side of Sussex Street numbered lots 65, 67, 69, 71, 73, 75, 77, 79, 81, 83 and 85 located from Fourth Street to Fifth Street and lots 87, 89, 91, 93, 95, 97 and 99 located from Fifth Street to Columbia Avenue, and the following lots located on the South side of Sussex Street: lots 62, 64, 66, 68, 70, 72, 74, 76, 80 and 82 from Fourth Street to Fifth Street, and lots 84, 86, 88, 90, 92, 94, 96, 98 and 100 on the South side of Sussex Street from Fifth Street to Columbia Avenue and lot 88 on Columbia Avenue from C-3 zoning to R-2 zoning (general residence district).

Section 3. A. To amend the City's Comprehensive Development Plan certified by the Office of State Planning Coordination on August 19, 2004, by amending Section 8.222, entitled, "City Operational Enforcement Actions for Residential Land Uses" by adding a new paragraph (d) to read as follows:

“(d) The City will pursue: the rezoning of lot 88 on Columbia Avenue from C-3 zoning to R-2 zoning.”

Section 3. B. Further to amend the land use map of The City of Rehoboth Beach for the aforesaid Comprehensive Development Plan accordingly.