

1 **A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LEWES,**
2 **DELAWARE, PROPOSING THAT A PUBLIC HEARING BE HELD ON AN**
3 **ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF LEWES,**
4 **CHAPTER 197 ZONING CODE TO AMEND ATTACHMENT 2 – TABLE 1 OF**
5 **DIMENSIONAL REGULATIONS, ATTACHMENT 3 – TABLE 2 OF DIMENSIONAL**
6 **REGULATIONS AND ATTACHMENT 4 - TABLE OF DIMENSIONAL REGULATIONS**
7 **FOR NONRESIDENTIAL ZONES TO REDUCE MAXIMUM LOT COVERAGE**
8

9 **WHEREAS**, Title 22, Chapter 3, Section 301 of the Delaware Code provides that “[f]or
10 the purpose of promoting health, safety, morals or the general welfare of the community, the
11 legislative body of cities and incorporated towns may regulate and restrict the height, number of
12 stories and size of buildings and other structures, percentage of lot that may be occupied, the size
13 of yards, courts and other open spaces, the density of population, and the location and use of
14 buildings, structures, and land for trade, industry, residence or other purposes”;

15
16 **WHEREAS**, Section 38 of the City's Charter provides that “[f]or the purpose of protection
17 against fire, promoting health, safety, morals or the general welfare of the community, the City
18 Council is hereby empowered to adopt ordinances to regulate and restrict the height, number of
19 stores [sic], size of buildings and other structures, the density of population and the location and
20 use of buildings, structures, and lands for trade, industry, residence or other purposes”;

21
22 **WHEREAS**, the Mayor and City Council of the City of Lewes have deemed it desirable
23 to consider revising, Chapter 197 - Attachments 2, 3, and 4 Tables 1 and 2 of Dimensional
24 Regulations and Table of Dimensional Regulations for Nonresidential Districts and;

25
26 **WHEREAS**, the Mayor and City Council deem it desirable to consider the question of
27 whether it is in the public interest to amend Chapter 197 Zoning of the municipal code, as
28 aforesaid.

29
30 **NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council, in session
31 met, a quorum pertaining at all times thereto, that a public hearing shall be held on February 5,
32 2024, at 5:00 pm in the Margaret Rollins Community Center at 101 Adams Ave. Lewes, Delaware,
33 19958 to consider the question of whether it is in the public interest to amend the municipal code,
34 as follows:



36 **SEE EXHIBIT 1**

37 **AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF LEWES,**
38 **CHAPTER 197 ZONING CODE TO AMEND ATTACHMENT 2 – TABLE 1 OF**
39 **DIMENSIONAL REGULATIONS, ATTACHMENT 3 – TABLE 2 OF DIMENSIONAL**
40 **REGULATIONS AND ATTACHMENT 4 - TABLE OF DIMENSIONAL**
41 **REGULATIONS FOR NONRESIDENTIAL ZONES TO REDUCE MAXIMUM LOT**
42 **COVERAGE**



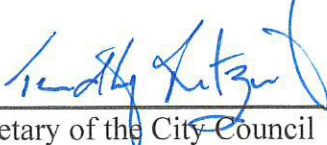
44
45 **BE IT FURTHER RESOLVED** that parties in interest and citizens shall have an
46 opportunity to be heard at said public hearing.
47

48 **BE IT FURTHER RESOLVED**, that the City Manager be and is hereby directed to cause
49 a notice which shall consist of a true copy of this Resolution, in full or by title only, to be published
50 in an official newspaper of the City of Lewes or a newspaper of general circulation in the City at
51 least fifteen (15) days prior to the date set forth in this Resolution for the public hearing.

52
53 **BE IT FURTHER RESOLVED** that the City Manager be and is hereby directed to post
54 a notice and agenda of said public hearing at City Hall more than seven (7) days prior to the date
55 set forth in this Resolution for the public hearing.

56
57 Adopted by the Mayor and City Council
58 of the City of Lewes
59 January 8, 2024

60
61 I, Timothy Ritzert, Secretary of the City Council of the City of Lewes, do hereby certify that the
62 foregoing is a true and correct copy of the Resolution passed by the Mayor and City Council at its
63 meeting on January 8, 2024, at which a quorum was present and voting throughout and the same
64 is still in full force and effect.

65
66 
67 _____
68 Secretary of the City Council
69 the City of Lewes