Town of Cheswold
Delaware

1856

State of

1787

Delaware

Ordinance #: 6-01-26-078 **Date: November 2, 2026**

ORDINANCE to amend the Town of Cheswold Land Use Ordinance by revising Article 7 Section K.4 to remove the minimum density requirement for Cluster Developments

WHEREAS, the Town Council of the Cheswold is authorized to enact and amend zoning and land use regulations pursuant to its municipal authority under Delaware law; and

WHEREAS, Article 7 Section K.4.b of the Town of Cheswold Land Use Ordinance currently requires a minimum permitted gross residential density requirement of 4.0 dwelling units per acre; and

WHEREAS, the Mayor and Council have determined that the minimum density requirement may unnecessarily restrict site design flexibility and may not be appropriate for all parcels or development conditions; and

WHEREAS, the Mayor and Council find that removal of the minimum density requirement will allow Cluster Developments to be designed in a manner more responsive to site constraints, environmental features, infrastructure capacity, and neighborhood compatibility while preserving any applicable maximum density limitations.

NOW, THEREFORE, making the express finding that the revisions to the Town of Cheswold Land Use Ordinance outlined herein are consistent with the Town's Comprehensive Development Plan and will enhance the health, safety, and welfare of the Town of Cheswold, the Mayor and the Town Council of The Town of Cheswold hereby ordain and adopt the following Code changes and revisions.

BE IT HEREBY ENACTED AND ORDAINED by the Town Council of the Town of Cheswold, a majority thereof concurring in Council duly met, that the Town of Cheswold Land Use Ordinance be and hereby is amended as follows:

Article 7 Section K.4 is amended by deleting subsection (b) thereof in its in its entirety and re-lettering the remaining subsections thereof accordingly as set forth below:

4. Use Requirements
   a. CDD overlay is primarily residential in nature.
   ~~b. Minimum permitted gross residential density shall be 4.0 dwelling units per acre.~~

~~c~~b. Maximum permitted gross residential density shall be 8.0 dwelling units per acre.

~~d~~c. Project development plan must include at least two (2) styles of dwelling units. As examples: a combination of single-family detached and semi-detached , or a combination of single-family, townhomes and multi-family. See Article 2. Definitions, Dwelling.

WHEREAS, this Ordinance shall become effective upon the date of adoption as provided by law.

WHEREAS, this Ordinance was duly adopted by an affirmative majority vote of the Town Council at its' regularly scheduled monthly Town Council meeting, on Monday, November 2, 2026 at 5:30 p.m., in the Town Hall at 691 Main Street, Cheswold, Delaware, 19936.

I, **JEANETTE WILLIAMS, Mayor of the Town of Cheswold**, do hereby certify that the foregoing is a true and correct copy of the Ordinance passed by an affirmative majority vote of Town Council members of the Town of Cheswold, at which a quorum was present and voting throughout, and that the same is still in force and effect.

CERTIFIED: _____ **Date: November 2, 2026**
JEANETTE WILLIAMS - Mayor

ATTEST: _____ **Date: November 2, 2026**
VICTOR COLLINS – Vice Mayor

Agreed: _____ **Date: November 2, 2026**
JOSEPH SCHELL – Secretary/Treasurer

Agreed: Absent- no report **Date: November 2, 2026**
ROBIN RIDGWAY - Councilperson

Agreed: _____ **Date: November 2, 2026**
JAMIE BARTLETT - Councilperson

Agreed: Dawson P. Ottinger **Date: November 2, 2026**
DAWSON OTTINGER - Councilperson

NOTARIZED: _____ **Date: November 2, 2026**
Sarah R Cahall- Asst Land Use

SARAH R CAHALL
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires 01-31-2028