The Mayor and Council of the Town of Townsend

141 Main Street, P.O. Box 223, Townsend, DE 19734
Phone (302) 378-8082 Fax (302) 378-7099

Introduced by: Mayor S. Lobdell

Introduction on: November 4th, 2026

Mayor
Scott Lobdell

Councilman
Joseph Bangura, PhD

Councilman
Matthew Chapman

Councilman
Dylan K. Wiggins

Councilman
Syed Sharif

ORDINANCE 2026-003
AN ORDINANCE TO AMEND CHAPTER 24 OF THE TOWNSEND MUNICIPAL CODE ENTITLED "ZONING AND UNIFIED DEVELOPMENT CODE", TO REVISE NATURAL RESOURCE AND ENVIRONMENTAL PROTECTION REQUIREMENTS

WHEREAS, the Town Council of the Town of Townsend is authorized under its Charter and Title 22 of the Delaware Code to adopt and amend zoning regulations;

WHEREAS, the Planning Commission has reviewed and recommended amendments to Chapter 24 concerning preservation of natural features, wetlands, Critical Natural Areas, forest protection, environmental assessment, and related procedures;

WHEREAS, the Town Council desires to incorporate the recommended amendments into the Town's Unified Development Code, subject to applicable notice, hearing, and adoption requirements;

NOW, THEREFORE, be it ordained by the Town Council of the Town of Townsend, Delaware, that the Municipal Code is hereby amended to reflect changes to Chapter 24 Zoning and Unified Developer Code, to read as follows:

SECTION 1: Amendments to Chapter 24.

The Following sections of Chapter 24 of the Townsend Municipal Code are hereby amended to read as set forth in Exhibit A, attached hereto and incorporated herein by reference §§ 24.04.080, 24.36.020, 24.36.050, 24.36.090, 24.36.150, 24.36.155 (new), 24.36.160, 24.36.180, and 24.36.195 (new).

Existing provisions not expressly amended remain in effect.

SECTION 2: If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 3: In the event any existing Ordinances or parts of Ordinances are in conflict herewith, the provisions of this Ordinance shall control.

SECTION 4: This Ordinance shall become effective immediately upon passage.

Adopted by at least a majority of the Council members of the Town of Townsend on this XX Day of XXXX 2026.

Introduction 11/04/2026

Final Reading XX/XX/XXXX

Adoption XX/XX/XXXX

Signed By

Vote of Council	Yea	Na	Abs
Mayor Lobdell			
CM J. Bangura			
CM M. Chapman			
CM D. Wiggins			
CM S. Sharif			

_____

Mayor

Town of Townsend, Delaware

Attest: _____

Town Manager