



# City of Dover

February 23, 2021

«OWNER»  
«OWN\_AD1»  
«OWN\_AD2»  
«OWN\_CITY», «OWN\_STA» «OWN\_ZIP»

**RE: Comprehensive Rezoning 2021 Project**  
**Proposed Change in Zoning District designation for the following parcels:**

ID #	Tax Parcel Number	Property Address	Current Zoning District	Proposed Zoning District
«ID_1»	«PARCEL_I D_1»	«LOCATION_ADDR ESS_1»	«CURRENT_ZONI NG_1»	«PROPOSED_ZONI NG_1»
«ID_2»	«PARCEL_I D_2»	«LOCATION_ADDR ESS_2»	«CURRENT_ZONI NG_2»	«PROPOSED_ZONI NG_2»
«ID_3»	«PARCEL_I D_3»	«LOCATION_ADDR ESS_3»	«CURRENT_ZONI NG_3»	«PROPOSED_ZONI NG_3»

Dear «OWNER»:

On January 13, 2020, Dover City Council adopted the *2019 Comprehensive Plan* and State Certification of the Plan was achieved. As part of the implementation process for the Plan, we are required to review the City's Zoning Maps for compliance with the Land Development Plan component of the Comprehensive Plan. The Land Development Plan indicates the Land Use Categories and vision for the development of all properties within the City of Dover. This review and evaluation process is known as the **Comprehensive Rezoning 2021 Project**. Planning Staff has identified a number of properties citywide where changes to the zoning district are necessary to achieve compliance with the State of Delaware regulations.

The parcel(s) listed above have been identified for rezoning. Attached you will find a description of each zone. The purpose of this letter is to advise you of the proposed change and to inform you of opportunities that you will have to ask questions and express your thoughts regarding our recommended changes.

First, Staff would like to invite you to one of three Virtual Information Sessions happening on Tuesday, February 23, 2021 where you can learn more about this project. Staff will be available at these meetings to answer simple questions and share the process we have taken thus far and what will happen with the **Comprehensive Rezoning 2021 Project** in the future. Additional information regarding the project and the virtual workshops can be found on the city's website at [www.cityofdover.com](http://www.cityofdover.com).

Secondly, Staff suggests scheduling an appointment to discuss more in depth or specific questions about your property. To schedule an appointment with Planning Staff to discuss concerns with the proposed zoning please call (302)736-7196 or email [CompPlan@dover.de.us](mailto:CompPlan@dover.de.us). Please include the ID # in your request for an appointment and your phone/email contact information.

General information and maps on the **Comprehensive Rezoning 2021 Project** will be publicly posted at the front of City Hall. It will also be made available on the City's website at [www.cityofdover.com](http://www.cityofdover.com). Formal notification of the Public Hearings on the **Comprehensive Rezoning 2021 Project** will be sent to you by mail when the dates for both Planning Commission and City Council Meetings are scheduled. All Public Hearings and Meeting announcements are kept up to date and can be viewed under the Meetings/Agendas link on the City's website.

If you have any concerns, I hope you will take advantage of the opportunities we are offering to discuss the proposed zoning of your property. If you have questions, please do not hesitate to call the Planning Department Staff at (302)736-7196 or email at [CompPlan@dover.de.us](mailto:CompPlan@dover.de.us).

Sincerely,



David S. Hugg, III  
Director of Planning & Inspections

Enclosure: Map of Preliminary Parcels to be Rezoned; List of Zoning Types; Comprehensive Rezoning 2021 Project Description

# COMPREHENSIVE REZONING 2021 PROJECT

City of Dover, Delaware  
Department of Planning & Inspections

## Comprehensive Plan

The **2019 Comprehensive Plan** is a vision document for the City of Dover's future growth and development addressing where people will live and work, how essential services will be provided, and how the City can ensure a high quality of life. It is an important informational, policy, and regulatory document. It is used as the foundation for rezoning, annexations, and other land use decisions. After a year of development by the Planning Staff and input from the citizens of Dover, the Planning Commission recommended the Plan's adoption in December 2019. City Council adopted the **2019 Comprehensive Plan** on January 13, 2020 and the Plan has been Certified by the State.

## Comprehensive Rezoning 2021 Project

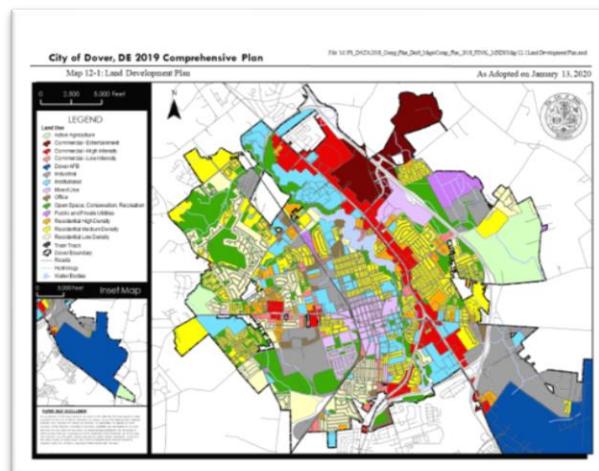
The Comprehensive Plan outlines a number of Implementation items. Under *Delaware Code* (State law), the City is required to review and ensure that the Land Development Plan of the Comprehensive Plan and the City's Official Zoning Map are in alignment. This project is known as the **Comprehensive Rezoning 2021 Project**. This project is being led by Planning Office Staff from the Department of Planning & Inspections.

## Compare Land Development Plan Map and Zoning Map

Part of this project is to go through a parcel-by-parcel evaluation and make sure that the Land Development Plan Map and Zoning Map match. To do this Planning Staff used GIS (Geographic Information Systems) technology to compare the two maps. The **Land Development Plan Map** (Map 12-1 in the **2019 Comprehensive Plan**) has general Land Use categories for all properties within the City. The Zoning Map depicts the approved Zoning District for each property in the City. To view the current Zoning of properties, the City's website includes a **Dover Parcel and Zoning Map Viewer**.

## Utilize GIS Technology

Using GIS, the Planning Staff put the Zoning map layer and Land Development Plan map layer together to determine where there were inconsistencies. After the initial analysis, Staff sifted through results to determine which parcels should be corrected. This Project focuses on where the correction is recommended to be addressed by Rezoning (changing the Zoning District of the property).



## Analysis of Results by Planning Staff

This Analysis of comparing Maps is also guided by a Land Use and Zoning Matrix. This Matrix within Chapter 12: Land Development Plan of the *2019 Comprehensive Plan* is presented as **Table 12-1: Land Use and Zoning Matrix**. It lists the Land Use Categories and the matching Zoning Districts. The Zoning District of a property must match the Land Use Category of the property. In some cases, a Zoning District is allowed in several different Land Use Categories.

## Preliminary Listing of Rezonings

A series of properties are being recommended for Rezoning based on the completed analysis. See the **Preliminary Zoning Map and List of 2/4/2021**. The selected properties are highlighted in green and have a corresponding ID number. The List includes the ID Number, property address, the current Zoning District, and the Proposed Zoning District. Also provided is the **Zoning District Type List** document which consists of a quick summary of the allowable uses in each Zoning District.

## Public Outreach on Proposed Rezonings

The next step in the Comprehensive Rezoning 2021 Project is educating property owners whose properties have been identified for Rezoning. We are sharing information about the Comprehensive Rezoning process and giving you an opportunity to learn more. See this packet of information consisting of documents and maps.

**Virtual Information Sessions** on the Comprehensive Rezoning 2021 Project will be held on February 23, 2021 using WebEx, a phone and audio/video conferencing system. Virtual Information Sessions will be held at 10:00am, 4:00pm, and 7:00pm. Planning Staff will give a presentation on the Project and answer general questions. See information flyer for how to participate.

## Formal Review Process

The consideration of the **Comprehensive Rezoning 2021 Project** will involve a formal review process. The process includes public notice mailings and legal advertisements, preparation of the Comprehensive Rezoning package (lists and maps identifying parcels), and Public Hearings. Public Hearings will be scheduled with the Planning Commission and City Council in order to accept or deny the proposed rezoning of properties identified. After a decision has been made by City Council, the City's Zoning Map will be edited to reflect the parcels that have been rezoned.

## Other Related Steps

As a companion piece to the Comprehensive Rezoning 2021 Project, Staff also anticipate bringing forward a series of **Amendments** to the *2019 Comprehensive Plan*. These Amendments will address Plan text changes and revisions to Land Use Categories designated on the Map 12-1: Land Development Plan discovered during this parcel-by-parcel analysis and/or Comprehensive Rezoning process.

## Timeline of Events for the Comprehensive Rezoning 2021 Project:

- August to December 2020 – Staff Review of Analysis of the Land Development Plan Map and the Zoning Map
  - January 2021 – Preliminary Rezoning List of properties identified for rezoning in order to match the Land Development Plan
  - February - March 2021 – Public Outreach Activities
  - February 23, 2021 – **Virtual Information Sessions**
  - March - June 2021 – Preparation for Formal Review
  - May - June 2021 – Public Hearing Process, Review and Action by Planning Commission and City Council.
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## Map Displays

- Visit City Hall at 15 Loockerman Plaza, Dover, Delaware
- View Map and Information Display located in arched portico area between building sections (*Display starting the week of February 22, 2021*)

## Project Information on Website

- [www.cityofdover.com](http://www.cityofdover.com)
- See Page on *2019 Comprehensive Plan*
- See Page on Comprehensive Rezoning 2021 Project
- Use **Dover Parcel and Zoning Viewer** to see current zoning district of properties

## Contact Planning Office Staff

City of Dover, Department of Planning & Inspections

Planning Office

Phone: (302) 736-7196

Fax: (302) 736-4217

Email: [CompPlan@dover.de.us](mailto:CompPlan@dover.de.us)

Mail: City of Dover Planning Office, P.O. Box 475 Dover DE  
19903



# COMPREHENSIVE REZONING 2021 PROJECT

## Virtual Information Sessions

**February 23, 2021 at 10:00am, 4:00pm, 7:00pm**

City of Dover Planning Office will offer Virtual Information Sessions on the **Comprehensive Rezoning 2021 Project**. Each Session will include the same Presentation and then an opportunity for questions from the participants. The Sessions will be held using WebEx with phone and audio/video conferencing options. See below for the public participation information including the call-in numbers and event addresses for each Session.

### **SESSION 1 at 10:00 am on February 23, 2021**

To Attend City of Dover Comprehensive Rezoning Project Session 1 at 10:00 am  
Public Participation Information: Dial 1-408-418-9388

Event Number/Access Code: 179 036 9373

Event Password: DoverRezoning

**Event address for attendees:** <http://bit.ly/CompRezoning1>

### **SESSION 2 at 4:00 pm on February 23, 2021**

To Attend City of Dover Comprehensive Rezoning Project Session 2 at 4:00 pm  
Public Participation Information: Dial 1-408-418-9388

Event Number/Access Code: 179 352 2477

Event Password: DoverRezoning

**Event address for attendees:** <http://bit.ly/CompRezoning2>

### **SESSION 3 at 7:00 pm on February 23, 2021**

To Attend City of Dover Comprehensive Rezoning Project Session 3 at 7:00 pm  
Public Participation Information: Dial 1-408-418-9388

Event Number/Access Code: 179 596 2248

Event Password: DoverRezoning

**Event address for attendees:** <http://bit.ly/CompRezoning3>

If you are new to WebEx get the App now at <https://www.webex.com/> to be ready when the Information Session starts.

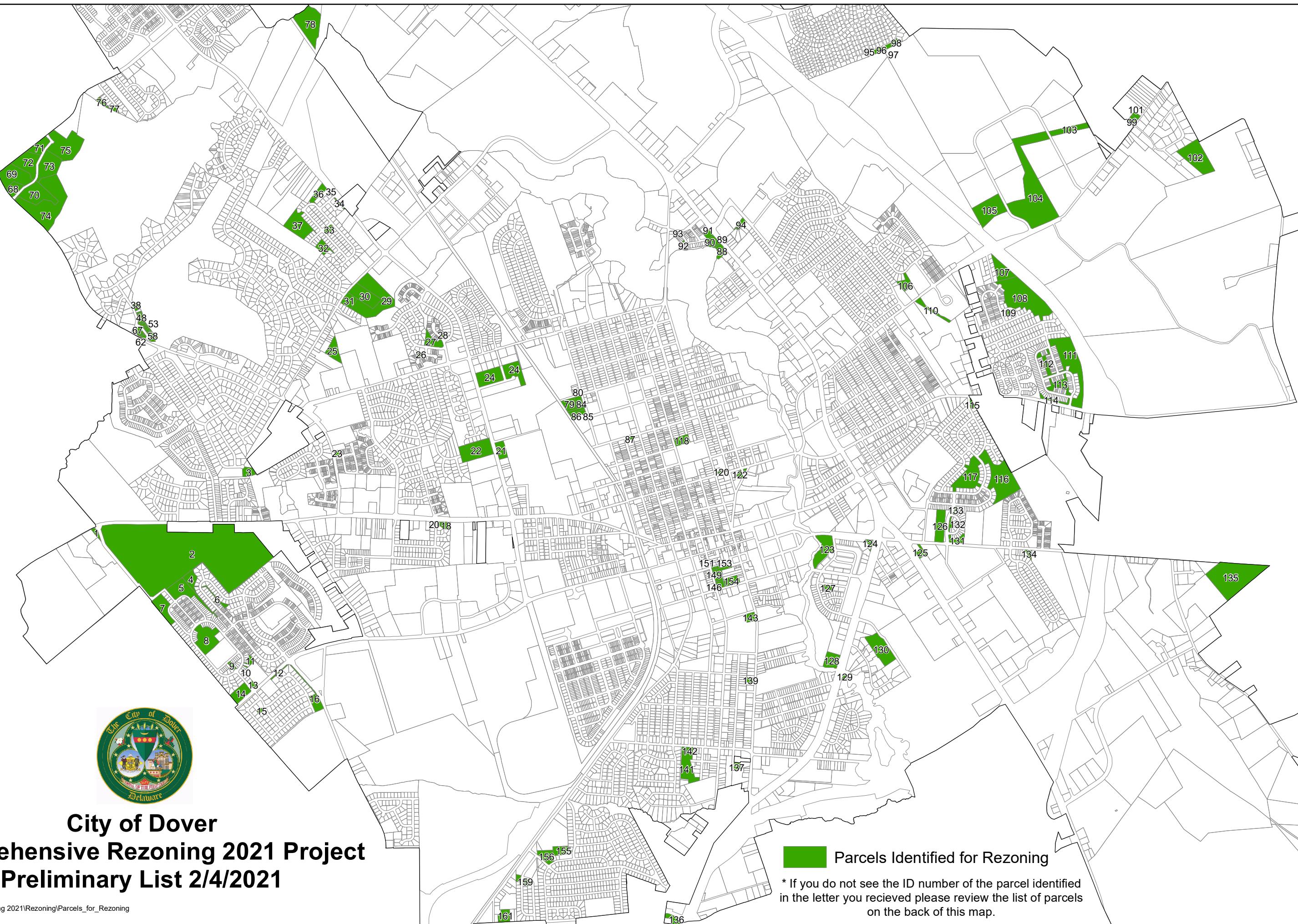
See [www.cityofdover.com](http://www.cityofdover.com) for Information Session Packet.

If you have questions call the Planning Office at (302) 736-7196.

Written questions and comments may be submitted to [complan@dover.de.us](mailto:complan@dover.de.us).



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**City of Dover  
Comprehensive Rezoning 2021 Project  
Preliminary List 2/4/2021**

**Comprehensive Rezoning 2021 Project Preliminary List of Parcels 02/04/2021**

ID #	LOCATION ADDRESS	CURRENT ZONING	PROPOSED ZONING	ID #	LOCATION ADDRESS	CURRENT ZONING	PROPOSED ZONING
1	DOVER HIGH DR	R-10, COZ-1	IO, COZ-1	82	710 PEAR ST	M	IO
2	1 DOVER HIGH DR	R-10, COZ-1	IO, COZ-1	83	710 PEAR ST	M	IO
3	PEBBLE VALLEY DR	R-8	ROS	84	710 PEAR ST	M	IO
4	NORTHDOWN DR	RM-1	ROS	85	710 PEAR ST	M	IO
5	PARADEE DR	RM-1	ROS	86	370 PEAR ST	M	IO
6	NORTHDOWN DR	RM-1	ROS	87	MARY ST	RG-1	ROS
7	LOFTLAND DR	RM-1	ROS	88	580 N DUPONT HWY	C-1A, SWPOZ	C-2A, SWPOZ
8	E SHELDRAKE CIR	RM-1	ROS	89	598 N DUPONT HWY	C-1A, SWPOZ	C-2A, SWPOZ
9	E SHELDRAKE CIR	RM-1	ROS	90	614 N DUPONT HWY	C-1A, SWPOZ	C-2A, SWPOZ
10	E SHELDRAKE CIR	RM-1	ROS	91	632 N DUPONT HWY	C-1A, SWPOZ	C-2A, SWPOZ
11	E SHELDRAKE CIR	RM-1	ROS	92	103 OVERLOOK PL	RG-3	ROS
12	DERBYSHIRE AVE	R-8, SWPOZ	ROS, SWPOZ	93	672 VISTA AVE	RG-3	ROS
13	CANNON MILL DR	RM-1	ROS	94	710 BUCKSON DR	R-8, SWPOZ	C-2A, SWPOZ
14	CANNON MILL DR	RM-1	ROS	95	527 WEAVER DR	MH	ROS
15	BRITTINGHAM DR	R-8, SWPOZ	ROS, SWPOZ	96	529 WEAVER DR	MH	ROS
16	DERBYSHIRE AVE	R-8, SWPOZ	ROS, SWPOZ	97	531 WEAVER DR	MH	ROS
17	1140 FORREST AVE	RG-2	C-1A	98	533 WEAVER DR	MH	MH, ROS
18	1148 FORREST AVE	RG-2	C-1A	99	2291 WHITE OAK RD	IPM, SWPOZ	R-8, SWPOZ
19	1156 FORREST AVE	RG-2	C-1A	100	2301 WHITE OAK RD	IPM, SWPOZ	R-8, SWPOZ
20	5 BENNINGTON ST	RG-2	C-1A	101	2289 WHITE OAK RD	IPM, SWPOZ	R-8, SWPOZ
21	179 SAULSBURY RD	C-2A, COZ-1	IO, COZ-1	102	1561 LONG POINT RD	A, SWPOZ	R-20, SWPOZ
22	200 SAULSBURY RD	R-8, SWPOZ	C-2A, SWPOZ	103	GARRISON OAK DR	IPM-2, SWPOZ	ROS, SWPOZ
23	GREENS OF DOVER	RG-3	ROS	104	GARRISON OAK DR	IPM-2, SWPOZ	ROS, SWPOZ
24	341 SAULSBURY RD	RG-1, COZ-1	IO, COZ-1	105	GARRISON OAK DR	IPM-2	ROS
25	COLLEGE RD	R-8	ROS	106	WEST WIND DR	RM-2	ROS
26	HERITAGE DR	RG-3	ROS	107	WHITE OAK RD	R-15	ROS
27	HITCHING POST DR	RG-3	ROS	108	SUVARNA LN	RM-1	ROS
28	HITCHING POST DR	RG-3	ROS	109	SUVARNA LN	RM-1	ROS
29	MCKEE RD	R-10	IO	110	1200 WHITE OAK RD	RG-2	ROS
30	1150 COLLEGE RD	R-10	IO	111	NICHOLAS DR	R-8, AEOZ	ROS, AEOZ
31	1260 COLLEGE RD	R-10	IO	112	THORNTON ST	R-8	ROS
32	TANZANITE CT	R-8	ROS	113	NICHOLAS DR	R-8, AEOZ	ROS, AEOZ
33	OPAL PL	R-8	ROS	114	NICHOLAS DR	R-8	ROS
34	GEMSTONE BLVD	R-8, COZ-1	ROS, COZ-1	115	MARTA DR	R-8	ROS
35	GEMSTONE BLVD	R-8, COZ-1	ROS, COZ-1	116	NOB HILL RD	RM-1	ROS
36	TOPAZ CIR	R-8, COZ-1	ROS, COZ-1	117	340 NOB HILL RD	R-8	ROS
37	OPAL PL	R-8	ROS	118	208 N BRADFORD ST	IO\RG-1	IO
38	51 MAPLE DALE RD	RC	ROS	119	2 N AMERICAN AVE	RGO, H	ROS, H
39	49 MAPLE DALE RD	RC	ROS	120	1 N STATE ST	RGO, H	ROS, H
40	47 MAPLE DALE RD	RC	ROS	121	E DIVISION ST	IO, H	ROS, H
41	45 MAPLE DALE RD	RC	ROS	122	PENNSYLVANIA AVE	IO, H	ROS, H
42	41 MAPLE DALE RD	RC	ROS	123	400 COURT ST	IO/R-20	IO/ROS
43	39 MAPLE DALE RD	RC	ROS	124	COURT ST	C-4	ROS
44	37 MAPLE DALE RD	RC	ROS	125	519 BAY RD	C-4/ IO	C-4
45	35 MAPLE DALE RD	RC	ROS	126	771 S LITTLE CREEK RD	C-2A	IO
46	33 MAPLE DALE RD	RC	ROS	127	416 SUSSEX AVE	RG-1	ROS
47	31 MAPLE DALE RD	RC	ROS	128	686 S DUPONT HWY	C-4	ROS
48	29 MAPLE DALE RD	RC	ROS	129	S DUPONT HWY	R-10	ROS
49	VALHALLA CT	RC	ROS	130	911 PUBLIC SAFETY BLVD	R-10	IO
50	3 VALHALLA CT	RC	ROS	131	JH BROWN BLVD	RM-1	ROS
51	5 VALHALLA CT	RC	ROS	132	JH BROWN BLVD	RM-1	ROS
52	7 VALHALLA CT	RC	ROS	133	LADY BUG DR	RM-1	ROS
53	9 VALHALLA CT	RC	ROS	134	994 S LITTLE CREEK RD	C-3	C-1A
54	11 VALHALLA CT	RC	ROS	135	S LITTLE CREEK RD	IO, AEOZ, SWPOZ	IPM3, AEOZ, SWPOZ
55	13 VALHALLA CT	RC	ROS	136	1596 S DUPONT HWY	C-4\C-1	C-4
56	15 VALHALLA CT	RC	ROS	137	1121 S BRADFORD ST	R-8	C-1A
57	17 VALHALLA CT	RC	ROS	138	1117 S BRADFORD ST	R-8	C-1A
58	19 VALHALLA CT	RC	ROS	139	764 S STATE ST	R-8	RG-2
59	21 VALHALLA CT	RC	ROS	140	330 WYOMING AVE	R-8/R-10	R-10
60	23 VALHALLA CT	RC	ROS	141	WYOMING AVE	R-8/R-10	R-10
61	25 VALHALLA CT	RC	ROS	142	324 WYOMING AVE	R-8/R-10	R-10
62	12 VALHALLA CT	RC	ROS	143	600 S STATE ST	RGO, SWPOZ	IO, SWPOZ
63	10 VALHALLA CT	RC	ROS	144	447 S GOVERNORS AVE	C-2A, SWPOZ	IO, SWPOZ
64	8 VALHALLA CT	RC	ROS	145	441 S GOVERNORS AVE	C-2A, SWPOZ	IO, SWPOZ
65	6 VALHALLA CT	RC	ROS	146	439 S GOVERNORS AVE	C-2A, SWPOZ	IO, SWPOZ
66	4 VALHALLA CT	RC	ROS	147	435 S GOVERNORS AVE	C-2A, SWPOZ	IO, SWPOZ
67	2 VALHALLA CT	RC	ROS	148	429 S GOVERNORS AVE	C-2A, SWPOZ	IO, SWPOZ
68	COLERAINE DR	RM-2, SWPOZ	ROS, SWPOZ	149	411 S GOVERNORS AVE	C-2A, SWPOZ	IO, SWPOZ
69	COLERAINE DR	RM-2, SWPOZ	ROS, SWPOZ	150	S GOVERNORS AVE	C-2A, SWPOZ	IO, SWPOZ
70	COLERAINE DR	RM-2, SWPOZ	ROS, SWPOZ	151	401 S GOVERNORS AVE	C-2A, SWPOZ	IO, SWPOZ
71	COLERAINE DR	RM-1, SWPOZ	ROS, SWPOZ	152	123 BANK LN	C-2A, SWPOZ	IO, SWPOZ
72	COLERAINE DR	RM-1/RM-2, SWPOZ	ROS, SWPOZ	153	34 THE GREEN	C-2A/RGO, SWPOZ	IO/RGO, SWPOZ
73	COLERAINE DR	RM-1/RM-2, SWPOZ	ROS, SWPOZ	154	101 W WATER ST	RGO, H, SWPOZ	IO, H, SWPOZ
74	2402 KENTON RD	RM-2	ROS	155	BLUE BEACH DR	R-10/ROS	ROS
75	COLERAINE DR	RM-1, SWPOZ	ROS, SWPOZ	156	401 KESSELRING AVE	R-8/ROS, SWPOZ	R-8, SWPOZ
76	HOBBYHORSE CT	R-8	ROS	157	150 HAMAN DR	RG-2	R-8
77	HOBBYHORSE CT	R-8	ROS	158	154 HAMAN DR	RG-2	R-8
78	MCKEE RD	IPM	ROS	159	155 HAMAN DR	RG-2	R-8
79	710 WILLIAM ST	M	IO	160	120 TURNER DR	RG-2	R-8
80	710 PEAR ST	M	IO	161	419 WEBBS LN	C-3	C-1A
81	710 PEAR ST	M	IO	162	423 WEBBS LN	C-3	C-1A

# City of Dover, DE 2019 Comprehensive Plan

File: M:\PS\_DATA\2018\_Comp\_Plan\_Draft\_Maps\Comp\_Plan\_2018\_FINAL\_MXDS\Map 12-1 Land Development Plan.mxd

Map 12-1: Land Development Plan

As Adopted on January 13, 2020

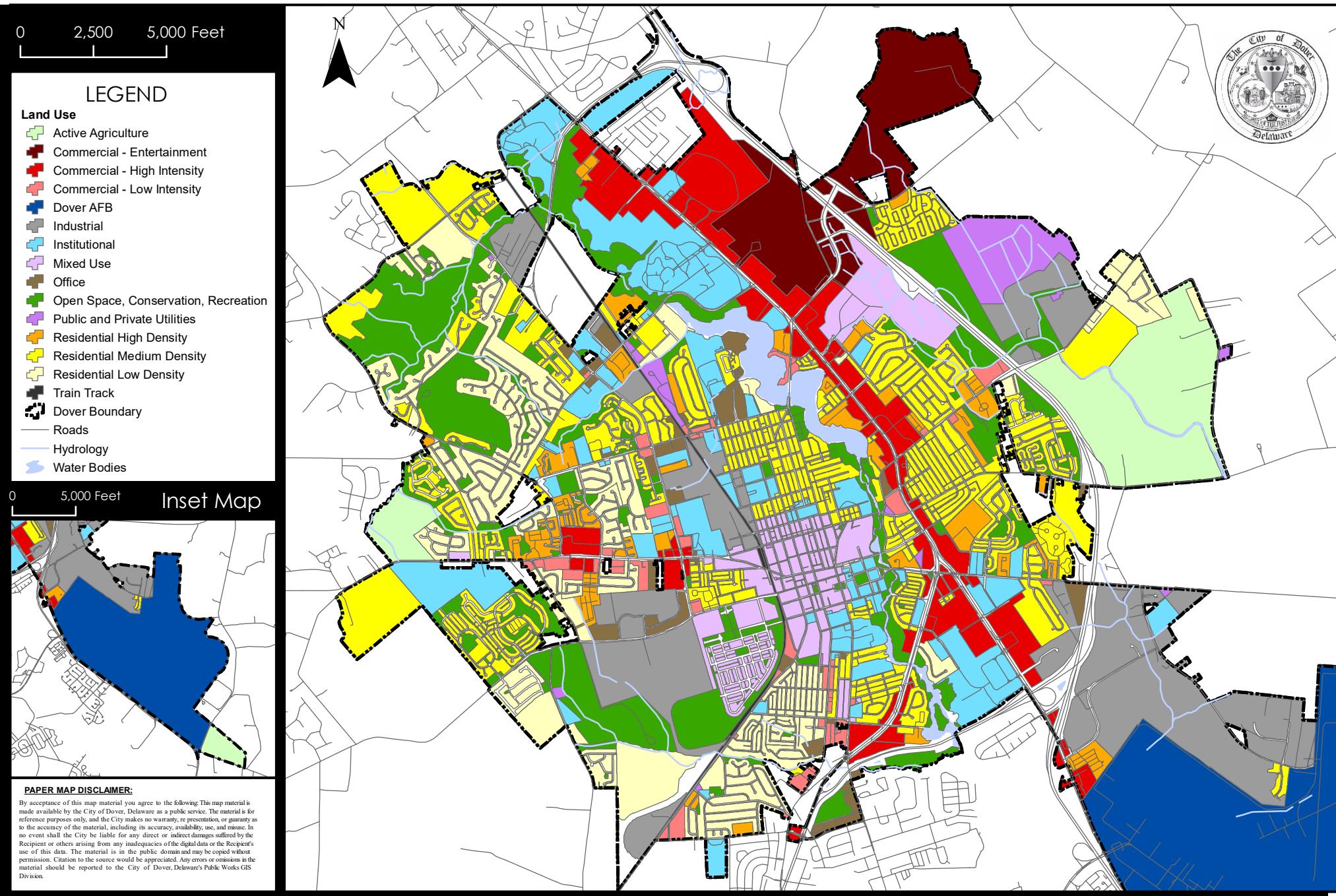


Table 12-1 Land Use and Zoning Matrix

Land Use Category	Zoning District	Land Use Category	Zoning District
Residential Low Density 	R-20 (One Family Residence) R-15 (One Family Residence) R-10 (One Family Residence) R-8 (One Family Residence) R-7 (One Family Residence) C-1 (Neighborhood Commercial)	Mixed-Use 	C-2 (Central Commercial) (Downtown Redevelopment Target Area Only) C-2A (Limited Central Commercial) TND (Traditional Neighborhood Design) C-1 (Neighborhood Commercial) C-1A (Limited Commercial) RGO (General Residence and Office) (Downtown Redevelopment Target Area Only) R-8 (One Family Residence) R-10 (One Family Residence) RG-1 (General Residence) RG-2 (General Residence) RG-3 (Group Housing) RGO (General Residence and Office) MH (Manufactured Housing) C-1 (Neighborhood Commercial)
Residential Medium Density 	R-8 (One Family Residence) R-7 (One Family Residence) RM-1 (Medium Density Residence) RM-2 (Medium Density Residence) RG-1 (General Residence) RG-2 (General Residence) RG-3 (Group Housing) RGO (General Residence and Office) MH (Manufactured Housing) C-1 (Neighborhood Commercial)		R-8 (One Family Residence) R-10 (One Family Residence) RG-1 (General Residence) RG-2 (General Residence) RG-4 (General Resident - Multi-Story Apartments) C-3 (Service Commercial) CPO (Commercial and Professional Office) IO (Institutional and Office)
Residential High Density 	RM-2 (Medium Density Residence) RGO (General Residence and Office) RG-1 (General Residence) RG-2 (General Residence) RG-3 (Group Housing) RG-4 (General Residence – Multi-Story Apartments) RG-5 (General Residence - Mid Rise Apartments) MH (Manufactured Housing) C-1 (Neighborhood Commercial)	Industrial 	M (Manufacturing) IPM (Industrial Park Manufacturing) IPM-2 (Industrial Park Manufacturing – Business and Technology Center) IPM-3 (Industrial Park Manufacturing - Industrial Aviation & Aeronautics) C-3 (Service Commercial)
Commercial - Low Intensity 	C-1 (Neighborhood Commercial) C-1A (Limited Commercial) C-2 (Central Commercial) C-2A (Limited Central Commercial) RGO (General Residence and Office) CPO (Commercial and Professional Office) IO (Institutional and Office)	Public and Private Utilities 	IPM (Industrial Park Manufacturing) IPM-2 (Industrial Park Manufacturing – Business and Technology Center) IPM-3 (Industrial Park Manufacturing - Industrial Aviation & Aeronautics) Any zone subject to conditions
Commercial – High Intensity 	C-2A (Limited Central Commercial) C-3 (Service Commercial) C-4 (Highway Commercial) SC-1 (Shopping Center Commercial) SC-2 (Shopping Center Commercial) SC-3 (Shopping Center Commercial) RC (Recreational and Commercial) CPO (Commercial/Professional Office) IO (Institutional and Office)	Right-of-Way	Street, Road and Alley Rights-of-way
Commercial – Entertainment 	RC (Recreational and Commercial) IO (Institutional and Office)	Institutional 	IO (Institutional and Office) Institutional uses may be conditionally permitted in residential zones
		Office and Office Parks 	CPO (Commercial and Professional Office) IO (Institutional and Office) IPM (Industrial Park Manufacturing) RGO (General Residence and Office)
		Active Agriculture 	A (Agricultural) Agricultural uses may also exist in other zones
		Open Space 	ROS (Recreational and Open Space) RC (Recreational and Commercial)

## **ZONING DISTRICT TYPE LIST**

**DISCLAIMER:** The following list of permitted, conditional, and prohibited uses is a summary of those described in the *Zoning Ordinance*. For the complete text refer to *City of Dover, Code of Ordinances*, Appendix B: *Zoning Ordinance*, Article 3: District Regulations and other sections.

**Full list of Zoning District, permitted uses, development regulations, and associated bulk standards available on the City of Dover City website [www.cityofdover.com](http://www.cityofdover.com) using the Quick Links – Municipal Code and at:**

[https://library.municode.com/de/dover/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_APXBZO](https://library.municode.com/de/dover/codes/code_of_ordinances?nodeId=PTIICOOR_APXBZO)

**A (Agricultural Zone)** permitting agricultural uses, including general farming, pasture, orchard, grazing, outdoor plant nurseries, truck farming, forestry, and wild crop harvesting; non-commercial recreational uses; public utility rights of ways and structures; one family dwellings on one (1) acre lots when served by water and sewer; one family dwellings on two and one half (2.5) acre lots without public sewer and water; and rural residential clusters on fifty (50) or more acres of land with single family detached and attached dwellings with a density of 0.75 units per acre. Permitted conditionally: Planned Senior Housing Developments; kennels and stables.

**R-20 (One Family Residence Zone)** permitting certain agricultural uses; one family detached dwellings on 20,000 square foot lots; and public buildings, structures and uses. Permitted conditionally: Planned Senior Housing Developments; Planned Neighborhood Design Developments on twenty (20) or more acres with one family and multiple family dwellings and a gross density of 1.6 units per acre; places of worship, schools, day care facilities, hospitals, funeral homes, philanthropic and charitable organizations; public utility rights of ways and structures; membership clubs; and adult day care facilities.

**R-15 (One Family Residence Zone)** permitting certain agricultural uses; one family detached dwellings on 15,000 square foot lots; and public buildings, structures and uses. Permitted conditionally: Planned Senior Housing Developments; Planned Neighborhood Design Developments on twenty (20) or more acres with one family and multiple family dwellings and a gross density of 2 units per acre; places of worship, schools, day care facilities, hospitals, funeral homes, philanthropic and charitable organizations; public utility rights of ways and structures; membership clubs; and adult day care facilities.

**R-10 (One Family Residence Zone)** permitting certain agricultural uses; one family detached dwellings on 10,000 square foot lots; and public buildings, structures and uses. Permitted conditionally: Planned Senior Housing Developments; Planned Neighborhood Design Developments on twenty (20) or more acres with one family and multiple family dwellings and a gross density of 3 units per acre; places of worship, schools, day care facilities, hospitals, funeral homes, philanthropic and charitable organizations; public utility rights of ways and structures; membership clubs; and adult day care facilities.

**R-8 (One Family Residence Zone)** permitting certain agricultural uses; one family detached dwellings on 8,000 square foot lots; and public buildings, structures and uses. Permitted conditionally: Planned Senior Housing Developments; Planned Neighborhood Design Developments on twenty (20) or more acres with single family and multiple family dwellings and a gross density of 3.8 units per acre; places of worship, schools, day care facilities, hospitals, funeral homes, philanthropic and charitable organizations; public utility rights of ways and structures; membership clubs; and adult day care facilities.

**R-7 (One Family Residence Zone)** permitting certain agricultural uses; one family detached dwellings on 7,000 square foot lots; and public buildings, structures and uses. Permitted conditionally: Planned Senior Housing Developments; places of worship, schools, day care facilities, hospitals, funeral homes, philanthropic and charitable organizations; public utility rights of ways and structures; membership clubs; and adult day care facilities.

**RG-1 (General Residence Zone)** permitting certain agricultural uses; one family detached dwellings on 6,000 square foot lots; and public buildings, structures and uses. Permitted conditionally: Planned Senior Housing Developments; places of worship, schools, day care facilities, hospitals, funeral homes, philanthropic and charitable organizations; public utility rights of ways and structures; membership clubs; adult day care facilities; townhouses; duplex dwellings; bed & breakfast inns; student homes; professional offices on Governors Avenue between Water Street and Mary Street and on Route 8; preferred commercial uses accessory to principal dwellings within the historic district zone or areas listed on the National Register of Historic Places; and off-street parking.

**RG-2 (General Residence Zone)** - permitting certain agricultural uses; one family detached dwellings on 6,000 square foot lots; public buildings, structures and uses; and garden apartments. Permitted conditionally: Planned Senior Housing Developments; places of worship, schools, day care facilities, hospitals, funeral homes, philanthropic and charitable organizations; public utility rights of ways and structures; membership clubs; adult day care facilities; townhouses; duplex dwellings; bed & breakfast inns; student homes; multiple dwellings; professional offices on Governors Avenue between Water Street and Mary Street and on Route 8; preferred commercial uses accessory to principal dwellings within the historic district zone or areas listed on the National Register of Historic Places; and off-street parking.

**RG-3 (Group Housing Zone)** permitting certain agricultural uses; one family detached dwellings on 6,000 square foot lots; public buildings, structures and uses; and one family group dwellings such as townhouses and row houses. Permitted conditionally: Planned Senior Housing Developments; places of worship, schools, day care facilities, hospitals, funeral homes, philanthropic and charitable organizations; public utility rights of ways and structures; membership clubs; and adult day care facilities.

**RG-4 (General Residence Zone for Multi-Story Apartments)** permitting certain agricultural uses; one family detached dwellings on 6,000 square foot lots; public buildings, structures and uses; and high-rise apartments. Permitted conditionally: the sale of commodities and services accessory to the apartments; Planned Senior Housing Developments; places of worship, schools, day care facilities, hospitals, funeral homes, philanthropic and charitable organizations; public utility rights of ways and structures; membership clubs; and adult day care facilities.

**RG-5 (General Residence Zone for Mid-Rise Apartments)** permitting certain agricultural uses; one family detached dwellings on 6,000 square foot lots; public buildings, structures and uses; and mid-rise apartments. Permitted conditionally: The sale of commodities and services accessory to the apartments; Planned Senior Housing Developments; places of worship, schools, day care facilities, hospitals, funeral homes, philanthropic and charitable organizations; public utility rights of ways and structures; membership clubs; and adult day care facilities.

**RM-1 (Medium Density Residence Zone)** Allowing no more than six dwelling units per acre and permitting one family detached houses; one family lot line homes; duplex dwellings; multiplex dwellings; 22 ft. townhouses; rooming houses for 5 or less people; certain agricultural uses; and public buildings, structures and uses. Permitted conditionally: Planned Senior Housing Developments;

Planned Neighborhood Design Residential Developments on twenty (20) or more acres with one family and multiple family dwellings with a gross density of 6 units per acre; places of worship, schools, day care facilities, hospitals, funeral homes, philanthropic and charitable organizations; public utility rights of ways and structures; membership clubs; and adult day care facilities.

**RM-2 (Medium Density Residence Zone)** Allowing no more than eight dwelling units per acre and permitting one family detached houses; one family lot line homes; duplex dwellings; multiplex dwellings; 22 ft. townhouses; rooming houses for 5 or less people; garden apartments; certain agricultural uses; and public buildings, structures and uses. Permitted conditionally: Planned Senior Housing Developments; Planned Neighborhood Design Residential Developments on twenty (20) or more acres with one family and multiple family dwellings with a gross density of 8 units per acre; places of worship, schools, day care facilities, hospitals, funeral homes, philanthropic and charitable organizations; public utility rights of ways and structures; membership clubs; and adult day care facilities.

**MH (Manufactured Housing Zone)** permitting manufactured homes on individual lots; a multiple manufactured homes (minimum of 15) on a lot operated as a condominium or land lease community; permanently placed manufactured homes on individual lots; one-family detached homes held in any type of ownership. Permitted conditionally: Planned Senior Housing Developments; places of worship, schools, day care facilities, hospitals, funeral homes, philanthropic and charitable organizations; public utility rights of ways and structures; membership clubs; and adult day care facilities.

**RGO (General Residence and Office Zone)** permitting one family dwellings; one family lot line dwellings; duplex dwellings; multiplex dwellings; townhouses; rooming houses for 5 or less people; garden apartments; business, professional, and government offices; certain agricultural uses; and public buildings, structures and uses; antique shops, art galleries, gift and card shops, and personal service establishments within the historic district zone. Permitted conditionally: Planned Senior Housing Developments; certain retail and service facilities within building complexes over 100,000 square feet; preferred commercial uses within the Historic District Zone; bed & breakfast inns; places of worship, schools, day care facilities, hospitals, funeral homes, philanthropic and charitable organizations; public utility rights of ways and structures; membership clubs; and adult day care facilities.

**C-1 (Neighborhood Commercial Zone)** permitting retail stores with some exclusions; personal service establishments; service establishments with some exclusions; restaurants; one-family residences including attached and semi-detached dwellings; apartments and multi-family dwellings. The size of stores or establishments is limited to 2,500 S.F. of floor space. Permitted conditionally: Planned Senior Housing Developments. Uses Prohibited: fuel pumps; motor vehicle storage, sales, or repairs; drive-throughs; liquor stores; firearm sales; and tobacco shops.

**C-1A (Limited Commercial Zone)** permitting retail stores; personal service establishments; service establishments; restaurants; business, professional, and government offices; one-family residences including attached and semi-detached dwellings; apartments and multi-family dwellings. Permitted conditionally: Planned Senior Housing Developments; drive-throughs accessory to a permitted use. Uses prohibited: fuel pumps; motor vehicle storage, sales, or repairs.

**C-2 (Central Commercial Zone)** permitting retail stores; restaurants; hotels and bed & breakfast inns; art galleries and studios; service establishments; personal service establishments; business, professional, and government offices; apartments and multi-family dwellings, provided they are not on the first floor street frontage of Loockerman Street. Permitted conditionally: manufacturing subject to conditions; parking lots and parking structures as a principal use; places of public assembly; and

Planned Senior Housing Developments. Uses prohibited: fuel pumps; motor vehicle storage, sales, or repairs.

**C-2A (Limited Central Commercial Zone)** permitting retail stores; business, professional, and government offices; personal service establishments; restaurants; service establishments; hotels; places of public assembly; drive-throughs; one-family residences including attached and semi-detached dwellings; apartments and multi-family dwellings. Permitted conditionally: Planned Senior Housing Developments; parking lots and parking structures as a principal use; and fuel pumps accessory to a permitted use.

**C-3 (Service Commercial Zone)** permitting service establishments; personal service establishments; business, professional, and government offices; retail uses accessory to a permitted use; drive-throughs accessory to a permitted use; wholesale, storage, and warehousing establishments; indoor recreation and amusement establishments; motor vehicle, boat or farm equipment sales or service subject to conditions; manufacturing with less than 25 employees; and mini-storage facilities. Permitted conditionally: Planned Senior Housing Developments; crematories subject to conditions.

**C-4 (Highway Commercial Zone)** permitting retail stores; business, professional, and government offices; restaurants; personal service establishments; service establishments; hotels and motels; places of public assembly; bus terminals; wholesale, storage, warehousing, and distribution establishments; indoor or outdoor recreation and amusement establishments; hospitals and medical centers; drive-throughs; motor vehicle, boat, or farm equipment service stations subject to conditions; manufacturing with less than 25 employees; and mini-storage facilities. Permitted conditionally: apartments and multi-family dwellings; crematories subject to conditions.

**C-PO (Commercial and Professional Office Zone)** permitting business, professional, and government offices; banks; medical laboratories; and drive-in facilities accessory to any permitted use. Permitted Conditionally: Planned Senior Housing Developments; retail and business services accessory to a permitted use; apartments and multi-family dwellings; and one family residences.

**SC-1 (Neighborhood Shopping Center Zone)** retail commercial complexes of three (3) or more establishments and of one or more acres permitting retail stores; personal service establishments; service establishments with some exclusions; business, professional, and government offices; public libraries; banks; restaurants; one family residences including attached and semi-detached dwellings; apartments and multi-family dwellings. Permitted conditionally: Planned Senior Housing Developments; accessory gasoline pumps.

**SC-2 (Community Shopping Center Zone)** retail commercial complexes of three (3) or more establishments and of 15 or more acres permitting retail stores; personal service establishments; service establishments; business, professional, and government offices; public libraries; banks; theaters; restaurants; laundry outlets and cleaning establishments with conditions; manufacturing with less than 4 employees subject to conditions; hotels and clubs; light motor vehicle service accessory to a permitted use; one family residences including attached and semi-detached dwellings; apartments and multi-family dwellings. Permitted conditionally: Planned Senior Housing Developments.

**SC-3 (Regional Shopping Center Zone)** retail commercial complexes of 50 or more acres permitting all retail, office, personal service, recreational and institutional facilities which can be shown, by market analysis, to be needed, and which will have no adverse effect on adjacent land uses.

**RC (Recreation and Commercial Zone)** permitting public and private parks and playgrounds; athletic fields; sports stadiums and arenas; public and private swimming pools and clubs; miniature

golf courses and pitch and putt golf courses; golf or baseball driving ranges; golf courses and country clubs; casinos; hotels, motels, and restaurants; auto, horse, and motorcycle racetracks; indoor and outdoor recreation and amusement establishments; temporary outdoor activities subject to conditions; and temporary camping areas subject to conditions. Permitted conditionally: Planned Senior Housing Developments; outdoor drive-in theaters; airports and facilities incident to aviation; livery stables and riding academies subject to conditions.

**IO (Institutional and Office Zone)** permitting business, professional, and governmental offices; banks; research, design and development laboratories; public and institutional uses; public utility rights of way and structures; child day care centers; emergency shelters and transitional housing; adult day care facilities. Permitted conditionally: Planned Senior Housing Developments; firearm ranges; correctional facilities; public incinerators; hotels and restaurants.

**M (Manufacturing Zone)** conditionally permitting manufacturing, assembling, processing or storage of products/materials subject to conditions; research, design and development laboratories; wholesale storage and warehousing; building contractors' yards; public utility uses; and mini-storage facilities. Uses prohibited: residences; certain manufacturing of products from raw materials; certain manufacturing processes; stock yards and slaughter houses; grain elevators; slag piles; storage of explosives; dumps; quarries, stone crushers, screening plants and associated storage of materials; junkyards, automobile plants and storage of used parts.

**IPM (Industrial Park Manufacturing Zone)** permitting manufacturing with limitations; research, design, testing and development laboratories; printing and publishing; warehousing, transshipment and distribution, and trucking terminals; public parks, playgrounds and recreational facilities; public utility uses; business, professional, and administrative offices; banks and financial institutions; retail and service commercial under limited conditions; hotels and motels; restaurants; certain agricultural uses; and mini-storage facilities. Permitted conditionally: retail uses accessory to a permitted use. Uses prohibited: residences; certain manufacturing of products from raw materials; certain manufacturing processes; stock yards and slaughter houses; grain elevators; slag piles; storage of explosives; dumps; quarries, stone crushers, screening plants and associated storage of materials; junkyards, automobile plants and storage of used parts.

**IPM2 (Industrial Park Manufacturing Zone – Business and Technology Center)** permitting manufacturing, industrial and technological processes and uses with limitations; research and design laboratories; offices and corporate support offices; certain agricultural uses; and electricity production with power source limitations; and warehousing, transshipment and distribution, and logistics support. Zone has a minimum lot size of 10 acres. Uses prohibited: residences except as existing; certain manufacturing of products from raw materials; certain manufacturing processes; storage except as incidental to primary use; stock yards and slaughter houses; grain elevators; slag piles; storage of explosives; dumps; quarries, stone crushers, screening plants and associated storage of materials; junkyards, automobile plants and storage of used parts.

**IPM3 (Industrial Park Manufacturing Zone – Industrial Aviation and Aeronautics Center)** permitting airports, spaceports, and related facilities; commercial or industrial uses related to aviation or aeronautics; public and institutional uses that support aviation or aeronautics industries; bulk storage of certain materials as related to aviation and aeronautics; printing, publishing, and related activities; business, professional, or administrative offices. Permitted conditionally: Certain service establishments and similar facilities available to airport or spaceport users and employees; radio or television broadcasting towers, tower based wireless communications facilities, antenna arrays, and receiving satellite dishes as relates to aviation and aeronautics industries.

**TND (Traditional Neighborhood Design Zone)** allows for the creation of a walkable, pedestrian friendly mixed use neighborhood with residential, commercial, and professional office areas.

**ROS (Recreational and Open Space Zone)** establishes zoning regulations that promote preservation and management of natural and recreational open space and responsible development of active communities. Zone permits public and/or private parks and playgrounds; natural areas, woodland areas, public and private open space; athletic fields, game courts, basketball courts, recreation centers, picnic areas, and pavilions/gazebos; public and/or private swimming pools; boat ramps/docks, fishing piers; golf driving ranges, country clubs, clubhouses and associated meeting/activity rooms. Conditionally permitted: Planned Senior Housing Developments; Residential Lifestyle Communities; livery stables and riding academies; museums; nature centers; cultural facilities; and commercial uses incidental to principal uses.

**Zoning Overlays**

**AEOZ (Airport Environs Overlay Zone)** establishes additional standards and requirements for properties within the zone including compatibility of land uses, noise attenuation requirements, and height limits in order to protect areas impacted by aircraft operations of Dover Air Force Base.

**COZ-1 (Corridor Overlay Zone 1)** requiring enhanced design requirements for landscaping, setbacks, building placement, parking, buffering, signs and access to promote superior urban design.

**H (Historic District Zone)** requiring Architectural Review Certifications subject to compliance with the Design Standards & Guidelines for demolition, construction, reconstruction, alteration or restoration of any new or existing structure within the designated district.

**SWPOZ (Source Water Protection Overlay Zone)** establishes additional standards and requirements for property within the zone including the prohibition of certain uses and limitations on impervious surfaces, ground cover, and floor area ratios in order to protect, to maintain, and to minimize contamination of drinking water supplies held in groundwater and aquifers. The zone is divided into Tier 3: Excellent Recharge Areas, Tier 2: Primary Wellhead Protection Areas, and Tier 1: Secondary Wellhead Protection Areas.

**Note:**

The *Zoning Ordinance* also includes regulations for the establishment of the following uses: child care facilities, wireless communications facilities, public utilities infrastructure, and solar and small wind energy systems.