

## CITY OF DOVER ORDINANCE #2021-12

### BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DOVER, IN COUNCIL MET:

That Chapter Appendix B - Zoning, Article 3 - District Regulations, Section 17 - Shopping Center Development, Subsection 17.33 - Regional Shopping Center (SC-3) Permitted Uses of the Dover Code be amended to read as follows:

#### 17.3 *Permitted uses.*

17.33 In a regional shopping center (SC-3), [the following are permitted uses:]

1. All retail, office, personal service, recreational and institutional facilities, warehousing, transshipment and distribution, and logistics support, which can be shown to be needed, and which will have no adverse effect on adjacent land uses.

(Ord. of 4-12-1982, § 1; Ord. of 4-25-1994; Ord. of 2-12-2001; Ord. No. 2011-25, 12-12-2011; Ord. No. 2014-06, 5-12-2014 )

ADOPTED: JULY 12, 2021

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#### SYNOPSIS

This amendment adds "warehousing, transshipment and distribution, and logistics support" to the list of permitted uses in a regional shopping center as a result of the ongoing evolution of such centers across the country away from primarily retail to a mix of uses. These changes reflect changing customer concepts of shopping, the decline of the traditionally large format retailer, the influence of online retail operations, and the evolution of the wholesale, and logistics distribution sector.

(SPONSORS: ANDERSON AND NEIL)

#### Actions History (Most recent first)

- 07/12/2021 - Scheduled for Public Hearing/Final Reading - City Council
- 06/21/2021 - Public Hearing - Planning Commission
- 05/24/2021 - Introduction/First Reading - City Council