

## CITY OF DOVER ORDINANCE #2020-03

### **AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF DOVER BY CHANGING THE ZONING DESIGNATION OF PROPERTY LOCATED AT 1385-1389 MCKEE ROAD**

**WHEREAS**, the City of Dover has enacted a zoning ordinance regulating the use of property within the limits of the City of Dover; and

**WHEREAS**, it is deemed in the best interest of zoning and planning to change the permitted use of property described below from RS1 - Residential Single Family (Kent County zoning classification) to RG-2 - General Residence and C-2A - Limited Commercial, and COZ-1 - Corridor Overlay Zone 1 (City of Dover zoning classification).

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DOVER, IN COUNCIL MET:**

1. That from and after the passage and approval of this ordinance the Zoning Map and Zoning Ordinance of the City of Dover have been amended by changing the zoning designation from RS1 - Residential Single Family (Kent County zoning classification) to RG-2 - General Residence for 73.34 acres and C-2A - Limited Commercial for 5.26 acres with the property frontage along McKee Road subject to the COZ-1 - Corridor Overlay Zone 1 (City of Dover zoning classifications) on that property located at 1385-1389 McKee Road, consisting of 78.60+/- acres, owned by MEB Properties, LLC and Christopher Custis. The equitable owner is Louis J. Capano, III.  
(TAX PARCEL: ED-00-067.00-01-01.00-000; PLANNING REFERENCE: AX-20-02; COUNCIL DISTRICT 4)

**ADOPTED: JUNE 8, 2020**

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#### Actions History

June 8, 2020 - Public Hearing/Final Reading - City Council  
May 18, 2020 - Public Hearing - Planning Commission  
February 10, 2020 - First Reading - City Council