



ORDINANCE #2022-02

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF DOVER BY CHANGING THE ZONING DESIGNATION OF PROPERTIES LOCATED AT 411 SOUTH GOVERNORS AVENUE, 429 SOUTH GOVERNORS AVENUE, 435 SOUTH GOVERNORS AVENUE, 439 SOUTH GOVERNORS AVENUE/117 WEST WATER STREET, 441 SOUTH GOVERNORS AVENUE, 447 SOUTH GOVERNORS AVENUE AND AN ALLEY.

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, the City of Dover has enacted provisions within the zoning ordinance for the designation and regulation of historic districts to preserve and enhance the unique character and value of specific areas of the City; and

WHEREAS, it is deemed in the best interest of zoning and planning to change the zoning designation of properties described below from IO (Institutional and Office Zone) and subject to the SWPOZ (Source Water Protection Overlay Zone) to IO (Institutional and Office Zone) and subject to the SWPOZ (Source Water Protection Overlay Zone) and H (Historic District Zone).

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 IO (Institutional and Office Zone) and subject to the SWPOZ (Source Water Protection Overlay Zone) to IO (Institutional and Office Zone), and subject to the SWPOZ (Source Water Protection Overlay Zone) and H (Historic District Zone) on the properties located at 411 South Governors Avenue, 429 South Governors Avenue, 435 South Governors Avenue, 439 South Governors Avenue/117 West Water Street, 441 South Governors Avenue, and 447 South Governors Avenue, consisting of 1.74 ^{+/-} acres and an alley, owned by the State of Delaware.
(Tax Parcels: ED-05-077.09-03-37.00-000, ED-05-077.09-03-48.00-000, ED-05-077.09-03-50.00-000, ED-05-077.09-03-51.00-000, ED-05-077.09-03-52.00-000, ED-05-077.09-03-61.00-000, and an alley; Planning Reference: Z-22-01 and HI-22-02; Fourth Council District)

ADOPTED: ARIL 11, 2022

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Actions History

04/11/2022 - Public Hearing/Final Reading - City Council
03/21/2022 - Planning Commission Review
02/28/2022 - First Reading for Referral - City Council