



CITY OF DOVER ORDINANCE #2022-25

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF DOVER BY CHANGING THE ZONING DESIGNATION OF THREE (3) PROPERTIES LOCATED ON THE NORTH SIDE OF WEST DENNEYS 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 located at 57 Rocky Road (Parcel A) described below from AR (Agricultural Residential District)(Kent County Zoning Classification) to RM-2 (Medium Density Residence Zone), and partially subject to the SWPOZ (Source Water Protection Overlay Zone)(City of Dover zoning classifications).

WHEREAS, it is deemed in the best interest of zoning and planning to change the permitted use of property located at 4085 West Denneys Road (Parcel B) described below from RM (Multifamily Residential District) (Kent County Zoning Classification) to RM-2 (Medium Density Residence Zone), and partially subject to the SWPOZ (Source Water Protection Overlay Zone)(City of Dover zoning classifications).

WHEREAS, it is deemed in the best interest of zoning and planning to change the permitted use of an unaddressed property located on the north side of West Denneys Road (Parcel C) described below from AR (Agricultural Residential District) (Kent County Zoning Classification) to RM-2 (Medium Density Residence Zone) (City of Dover zoning classifications).

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

- A. 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 AR (Agricultural Residential District)(Kent County Zoning Classification) to RM-2 (Medium Density Residence Zone), and partially subject to the SWPOZ (Source Water Protection Overlay Zone)(City of Dover zoning classifications) on that property located at 57 Rock Road (Parcel A) (located on the north side of West Denneys Road and west of Carlisle Drive), consisting of 27.5834^{+/-} acres., owned by George L. Craig and Deborah J. Craig.
(Parcel A; Tax Parcel: ED-00-056.00-01-40.00-000; Planning Reference: AX-22-03; First Council District)
- B. 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 RM (Multifamily Residential District) (Kent County Zoning Classification) to RM-2 (Medium

Density Residence Zone), and partially subject to the SWPOZ (Source Water Protection Overlay Zone)(City of Dover zoning classifications) on that property located at 4085 West Denneys Road (Parcel B) (located on the north side of West Denneys Road and west of Carlisle Drive), consisting of 10.5661^{+/-} acres., owned by Robert G. Keller and Gloria K. Keller.

(Parcel B; Tax Parcel: ED-00-056.00-01-41.00-000; Planning Reference: AX-22-03; First Council District)

- C. 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 AR

(Agricultural Residential District)(Kent County Zoning Classification) to RM-2 (Medium Density Residence Zone) on an unaddressed parcel on West Denneys Road (Parcel C) (located on the north side of West Denneys Road and west of Carlisle Drive), consisting of 1.9662^{+/-} acres., owned by Bruce A. Burkett.

(Parcel C; Tax Parcel: ED-00-056.00-01-42.00-000; Planning Reference: AX-16-01; First Council District)

ADOPTED: January 09, 2023

Actions History

01/09/2023 - Public Hearing/Final Reading - City Council
12/19/2022 - Public Hearing - Planning Commission
11/14//2022 - First Reading - City Council