



CITY OF DOVER ORDINANCE #2025-15

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF DOVER CHANGING THE ZONING DESIGNATION OF PROPERTY LOCATED AT 600 SOUTH STATE STREET

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 below from RGO (General Residence and Office Zone) and partially subject to the SWPOZ (Source Water Protection Overlay Zone) to IO (Institutional and Office Zone) and partially subject to the SWPOZ (Source Water Protection Overlay 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 RGO (General Residence and Office Zone) and partially subject to the SWPOZ (Source Water protection Overlay Zone) to IO (Institutional and Office Zone) and partially subject to the SWPOZ (Source Water Protection Overlay Zone) on that property located at 600 South State Street (on the southwest corner of South State Street and South Street), consisting of 1.0053 acres^{+/-}, owned by Bayhealth Medical Center, Inc.

(Tax Parcel: ED-05-077.13-01-48.00-000; Planning Reference: Z-25-01; Second Council District)

ADOPTED: November 10, 2025

Action History

11/10/2025 – Public Hearing/Final Reading – City Council

10/20/2025 – Public Hearing – Planning Commission

09/22/2025 – First Reading – City Council