



PROPOSED ORDINANCE #2025-24

1 **AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF
2 THE CITY OF DOVER CHANGING THE ZONING DESIGNATION OF PROPERTY
3 LOCATED AT 1624 N. LITTLE CREEK ROAD AND TWO ADJACENT PARCELS**

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

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8 **WHEREAS**, it is deemed in the best interest of zoning and planning to change the permitted
9 use of the main property below from IL (Limited Industrial Zone) and RMH (Residential
10 Manufactured Home Zone) and the other two parcels from RMH (Residential Manufactured
11 Home Zone) to IPM (Industrial Park Manufacturing Zone) and subject to the AEOZ (Airport
12 Environs Overlay Zone): APZ II – Accident Potential Zone II.

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

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17 1. That from and after the passage and approval of this ordinance the Zoning Map and Zoning
18 Ordinance of the City of Dover have been amended by changing the zoning designation of
19 the main property from IL (Limited Industrial Zone) and RMH (Residential Manufactured
20 Home Zone) and the other two parcels from RMH (Residential Manufactured Home Zone)
21 to IPM (Industrial Park Manufacturing Zone) subject to the AEOZ (Airport Environs
22 Overlay Zone): APZ II – Accident Potential Zone II on that property located at 1624 N.
23 Little Creek Road and two adjacent parcels (on the south side of North Little Creek Road
24 and adjacent to State Route 1), consisting of 5.12⁺⁻ Acres, 3.15⁺⁻ Acres, and 0.48⁺⁻ Acres
25 owned by United Worldwide Express, LLC.

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27 (Tax Parcel: ED-00-068.20-01-15.00-000, ED-00-077.00-01-07.00-000, and ED-00-077.00-
28 01-07.01-000; Planning Reference: AX-26-02; Second Council District)

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30 ADOPTED: *

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32 Action History

33 12/08/2025 – Scheduled for First Reading – City Council