



MEMORANDUM

Department of Planning & Inspections
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DATE: June 29, 2018
TO: Applicants to the Planning Commission
FROM: Planning Office
SUBJECT: D.A.C. Meeting of TUESDAY, July 3, 2018

**** Please note meeting day change due to Holiday ****

The Development Advisory Committee (D.A.C.) will hold an applicant meeting on **TUESDAY, July 3, 2018 at 10:00 AM** in the **City Hall Conference Room of City Hall** to review and comment on the following applications that will be considered by the Planning Commission at its meeting of Monday, July 16, 2018.

Participation in the D.A.C. meetings is limited to agency reviewers and project applicants. While the public is welcome to attend, public comment will not be accepted. The opportunity for public comment will be available at the Planning Commission meeting.

- 1) MI-18-05 Text Amendments: Addition of IPM3 Zone (Zoning Ordinance, Article 3 §20 & 24, Article 4 §4.16, Article 5 §8, and Article 12) - Review of Text Amendments to the *Zoning Ordinance*, principally Article 3 §20 - Industrial Park Manufacturing Zone. The proposed ordinance adds a new subsection 20B for the IPM3 Zone (Industrial Park Manufacturing Zone- Industrial Aviation and Aeronautics Center). The new zone is an industrial zone focused on permitting businesses in aviation and aeronautics-related industries. Changes are also made to the City's Bulk Standards and Performance Standards to ensure the new uses will be covered under those standards.
- 2) MI-18-06 Text Amendments: Replacement of Maximum Parking Requirement (Zoning Ordinance, Article 4 §4.15 & §4.16, and Article 6 §3) – Review of Text Amendments to the *Zoning Ordinance* in Article 4 and Article 6 to remove the existing maximum parking standard and replace it with new impervious cover (lot coverage) limitations where excessive parking lot size is of particular concern in commercial and industrial zones. The existing standard sets maximum parking for any use at 125% of the minimum required. Under these Text Amendments, this standard would be replaced with lot coverage limitations for the C-3, C-4, RC, IPM, IPM2, and M Zones, all of which currently lack any such limitations.
- 3) MI-18-07 Text Amendments: Vehicle Signs (Zoning Ordinance, Article 5 §4) – Review of Text Amendments to the *Zoning Ordinance*, Article 5 §4 intended to clarify what qualifies as a vehicle being used for the sole purpose of signage. Under the current Ordinance, vehicles are not permitted to be used for the sole purpose of signage. The Text Amendments would provide a list of criteria the City Planner can use to make a determination that this provision has been violated. It also specifies that vehicles in violation are to be moved to an area of the property where they are not visible or less visible.

The three sets of Text Amendments are grouped into Proposed Ordinance #2018-06, available on the City's website www.cityofdover.com under the Government Heading: Ordinances, Resolutions & Tributes. <https://www.cityofdover.com/ordinances-and-resolutions>

Please be advised that the Planning Commission meeting agenda will include other items in addition to the items above. Applicants will receive a packet of information for the Planning Commission meeting including the meeting agenda and Final D.A.C. Report.