



FINAL READING

PROPOSED ORDINANCE #2025-23

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 7 NIXON LANE**
4

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
7

8 **WHEREAS**, it is deemed in the best interest of zoning and planning to change the permitted
9 use of property below from RS-1 (Residential Single-Family Zone) to R-8 (One Family
10 Residence Zone).
11

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

- 15 1. That from and after the passage and approval of this ordinance the Zoning Map and Zoning
16 Ordinance of the City of Dover have been amended by changing the zoning designation
17 from RS-1 (Residential Single Family Zone) to R-8 (One Family Residence Zone) on that
18 property located at 7 Nixon Lane (on the east side of Nixon Lane to slightly north of North
19 Little Creek Road), consisting of 41,526^{+/-} S.F.(0.9533 acres^{+/-}), owned by Lupe N. Fuller.
20

21 (Tax Parcel: ED-00-068.19-01-28.00-000; Planning Reference: AX-26-01; Third Council
22 District)

23
24 ADOPTED: *

25
26 Action History

27 03/09/2026 - Scheduled for Public Hearing/Final Reading – City Council

28 02/17/2026 – Public Hearing – Planning Commission

29 12/08/2025 – First Reading – City Council