

## ZONING DISTRICT TYPE LIST

**DISCLAIMER:** The following list of permitted, conditional, and prohibited uses is a summary of those described in the *Zoning Ordinance*. For the complete text refer to *City of Dover, Code of Ordinances*, Appendix B: *Zoning Ordinance*, Article 3: *District Regulations* and other sections.

Full list of Zoning District, permitted uses, development regulations, and associated bulk standards available on the City of Dover City website [www.cityofdover.com](http://www.cityofdover.com) using the Quick Links – Municipal Code and at:

[https://library.municode.com/de/dover/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_APXBZO](https://library.municode.com/de/dover/codes/code_of_ordinances?nodeId=PTIICOOR_APXBZO)

**A (Agricultural Zone)** permitting agricultural uses, including general farming, pasture, orchard, grazing, outdoor plant nurseries, truck farming, forestry, and wild crop harvesting; non-commercial recreational uses; public utility rights of ways and structures; one family dwellings on one (1) acre lots when served by water and sewer; one family dwellings on two and one half (2.5) acre lots without public sewer and water; and rural residential clusters on fifty (50) or more acres of land with single family detached and attached dwellings with a density of 0.75 units per acre. Permitted conditionally: Planned Senior Housing Developments; kennels and stables.

**R-20 (One Family Residence Zone)** permitting certain agricultural uses; one family detached dwellings on 20,000 square foot lots; and public buildings, structures and uses. Permitted conditionally: Planned Senior Housing Developments; Planned Neighborhood Design Developments on twenty (20) or more acres with one family and multiple family dwellings and a gross density of 1.6 units per acre; places of worship, schools, day care facilities, hospitals, funeral homes, philanthropic and charitable organizations; public utility rights of ways and structures; membership clubs; and adult day care facilities.

**R-15 (One Family Residence Zone)** permitting certain agricultural uses; one family detached dwellings on 15,000 square foot lots; and public buildings, structures and uses. Permitted conditionally: Planned Senior Housing Developments; Planned Neighborhood Design Developments on twenty (20) or more acres with one family and multiple family dwellings and a gross density of 2 units per acre; places of worship, schools, day care facilities, hospitals, funeral homes, philanthropic and charitable organizations; public utility rights of ways and structures; membership clubs; and adult day care facilities.

**R-10 (One Family Residence Zone)** permitting certain agricultural uses; one family detached dwellings on 10,000 square foot lots; and public buildings, structures and uses. Permitted conditionally: Planned Senior Housing Developments; Planned Neighborhood Design Developments on twenty (20) or more acres with one family and multiple family dwellings and a gross density of 3 units per acre; places of worship, schools, day care facilities, hospitals, funeral homes, philanthropic and charitable organizations; public utility rights of ways and structures; membership clubs; and adult day care facilities.

**R-8 (One Family Residence Zone)** permitting certain agricultural uses; one family detached dwellings on 8,000 square foot lots; and public buildings, structures and uses. Permitted conditionally: Planned Senior Housing Developments; Planned Neighborhood Design Developments on twenty (20) or more acres with single family and multiple family dwellings and a gross density of 3.8 units per acre; places of worship, schools, day care facilities, hospitals, funeral homes, philanthropic and charitable organizations; public utility rights of ways and structures; membership clubs; and adult day care facilities.

**R-7 (One Family Residence Zone)** permitting certain agricultural uses; one family detached dwellings on 7,000 square foot lots; and public buildings, structures and uses. Permitted conditionally: Planned Senior Housing Developments; places of worship, schools, day care facilities, hospitals, funeral homes, philanthropic and charitable organizations; public utility rights of ways and structures; membership clubs; and adult day care facilities.

**RG-1 (General Residence Zone)** permitting certain agricultural uses; one family detached dwellings on 6,000 square foot lots; and public buildings, structures and uses. Permitted conditionally: Planned Senior Housing Developments; places of worship, schools, day care facilities, hospitals, funeral homes, philanthropic and charitable organizations; public utility rights of ways and structures; membership clubs; adult day care facilities; townhouses; duplex dwellings; bed & breakfast inns; student homes; professional offices on Governors Avenue between Water Street and Mary Street and on Route 8; preferred commercial uses accessory to principal dwellings within the historic district zone or areas listed on the National Register of Historic Places; and off-street parking.

**RG-2 (General Residence Zone)** - permitting certain agricultural uses; one family detached dwellings on 6,000 square foot lots; public buildings, structures and uses; and garden apartments. Permitted conditionally: Planned Senior Housing Developments; places of worship, schools, day care facilities, hospitals, funeral homes, philanthropic and charitable organizations; public utility rights of ways and structures; membership clubs; adult day care facilities; townhouses; duplex dwellings; bed & breakfast inns; student homes; multiple dwellings; professional offices on Governors Avenue between Water Street and Mary Street and on Route 8; preferred commercial uses accessory to principal dwellings within the historic district zone or areas listed on the National Register of Historic Places; and off-street parking.

**RG-3 (Group Housing Zone)** permitting certain agricultural uses; one family detached dwellings on 6,000 square foot lots; public buildings, structures and uses; and one family group dwellings such as townhouses and row houses. Permitted conditionally: Planned Senior Housing Developments; places of worship, schools, day care facilities, hospitals, funeral homes, philanthropic and charitable organizations; public utility rights of ways and structures; membership clubs; and adult day care facilities.

**RG-4 (General Residence Zone for Multi-Story Apartments)** permitting certain agricultural uses; one family detached dwellings on 6,000 square foot lots; public buildings, structures and uses; and high-rise apartments. Permitted conditionally: the sale of commodities and services accessory to the apartments; Planned Senior Housing Developments; places of worship, schools, day care facilities, hospitals, funeral homes, philanthropic and charitable organizations; public utility rights of ways and structures; membership clubs; and adult day care facilities.

**RG-5 (General Residence Zone for Mid-Rise Apartments)** permitting certain agricultural uses; one family detached dwellings on 6,000 square foot lots; public buildings, structures and uses; and mid-rise apartments. Permitted conditionally: The sale of commodities and services accessory to the apartments; Planned Senior Housing Developments; places of worship, schools, day care facilities, hospitals, funeral homes, philanthropic and charitable organizations; public utility rights of ways and structures; membership clubs; and adult day care facilities.

**RM-1 (Medium Density Residence Zone)** Allowing no more than six dwelling units per acre and permitting one family detached houses; one family lot line homes; duplex dwellings; multiplex dwellings; 22 ft. townhouses; rooming houses for 5 or less people; certain agricultural uses; and public buildings, structures and uses. Permitted conditionally: Planned Senior Housing Developments;

Planned Neighborhood Design Residential Developments on twenty (20) or more acres with one family and multiple family dwellings with a gross density of 6 units per acre; places of worship, schools, day care facilities, hospitals, funeral homes, philanthropic and charitable organizations; public utility rights of ways and structures; membership clubs; and adult day care facilities.

**RM-2 (Medium Density Residence Zone)** Allowing no more than eight dwelling units per acre and permitting one family detached houses; one family lot line homes; duplex dwellings; multiplex dwellings; 22 ft. townhouses; rooming houses for 5 or less people; garden apartments; certain agricultural uses; and public buildings, structures and uses. Permitted conditionally: Planned Senior Housing Developments; Planned Neighborhood Design Residential Developments on twenty (20) or more acres with one family and multiple family dwellings with a gross density of 8 units per acre; places of worship, schools, day care facilities, hospitals, funeral homes, philanthropic and charitable organizations; public utility rights of ways and structures; membership clubs; and adult day care facilities.

**MH (Manufactured Housing Zone)** permitting manufactured homes on individual lots; a multiple manufactured homes (minimum of 15) on a lot operated as a condominium or land lease community; permanently placed manufactured homes on individual lots; one-family detached homes held in any type of ownership. Permitted conditionally: Planned Senior Housing Developments; places of worship, schools, day care facilities, hospitals, funeral homes, philanthropic and charitable organizations; public utility rights of ways and structures; membership clubs; and adult day care facilities.

**RGO (General Residence and Office Zone)** permitting one family dwellings; one family lot line dwellings; duplex dwellings; multiplex dwellings; townhouses; rooming houses for 5 or less people; garden apartments; business, professional, and government offices; certain agricultural uses; and public buildings, structures and uses; antique shops, art galleries, gift and card shops, and personal service establishments within the historic district zone. Permitted conditionally: Planned Senior Housing Developments; certain retail and service facilities within building complexes over 100,000 square feet; preferred commercial uses within the Historic District Zone; bed & breakfast inns; places of worship, schools, day care facilities, hospitals, funeral homes, philanthropic and charitable organizations; public utility rights of ways and structures; membership clubs; and adult day care facilities.

**C-1 (Neighborhood Commercial Zone)** permitting retail stores with some exclusions; personal service establishments; service establishments with some exclusions; restaurants; one-family residences including attached and semi-detached dwellings; apartments and multi-family dwellings. The size of stores or establishments is limited to 2,500 S.F. of floor space. Permitted conditionally: Planned Senior Housing Developments. Uses Prohibited: fuel pumps; motor vehicle storage, sales, or repairs; drive-throughs; liquor stores; firearm sales; and tobacco shops.

**C-1A (Limited Commercial Zone)** permitting retail stores; personal service establishments; service establishments; restaurants; business, professional, and government offices; one-family residences including attached and semi-detached dwellings; apartments and multi-family dwellings. Permitted conditionally: Planned Senior Housing Developments; drive-throughs accessory to a permitted use. Uses prohibited: fuel pumps; motor vehicle storage, sales, or repairs.

**C-2 (Central Commercial Zone)** permitting retail stores; restaurants; hotels and bed & breakfast inns; art galleries and studios; service establishments; personal service establishments; business, professional, and government offices; apartments and multi-family dwellings, provided they are not on the first floor street frontage of Loockerman Street. Permitted conditionally: manufacturing subject to conditions; parking lots and parking structures as a principal use; places of public assembly; and

Planned Senior Housing Developments. Uses prohibited: fuel pumps; motor vehicle storage, sales, or repairs.

**C-2A (Limited Central Commercial Zone)** permitting retail stores; business, professional, and government offices; personal service establishments; restaurants; service establishments; hotels; places of public assembly; drive-throughs; one-family residences including attached and semi-detached dwellings; apartments and multi-family dwellings. Permitted conditionally: Planned Senior Housing Developments; parking lots and parking structures as a principal use; and fuel pumps accessory to a permitted use.

**C-3 (Service Commercial Zone)** permitting service establishments; personal service establishments; business, professional, and government offices; retail uses accessory to a permitted use; drive-throughs accessory to a permitted use; wholesale, storage, and warehousing establishments; indoor recreation and amusement establishments; motor vehicle, boat or farm equipment sales or service subject to conditions; manufacturing with less than 25 employees; and mini-storage facilities. Permitted conditionally: Planned Senior Housing Developments; crematories subject to conditions.

**C-4 (Highway Commercial Zone)** permitting retail stores; business, professional, and government offices; restaurants; personal service establishments; service establishments; hotels and motels; places of public assembly; bus terminals; wholesale, storage, warehousing, and distribution establishments; indoor or outdoor recreation and amusement establishments; hospitals and medical centers; drive-throughs; motor vehicle, boat, or farm equipment service stations subject to conditions; manufacturing with less than 25 employees; and mini-storage facilities. Permitted conditionally: apartments and multi-family dwellings; crematories subject to conditions.

**C-PO (Commercial and Professional Office Zone)** permitting business, professional, and government offices; banks; medical laboratories; and drive-in facilities accessory to any permitted use. Permitted Conditionally: Planned Senior Housing Developments; retail and business services accessory to a permitted use; apartments and multi-family dwellings; and one family residences.

**SC-1 (Neighborhood Shopping Center Zone)** retail commercial complexes of three (3) or more establishments and of one or more acres permitting retail stores; personal service establishments; service establishments with some exclusions; business, professional, and government offices; public libraries; banks; restaurants; one family residences including attached and semi-detached dwellings; apartments and multi-family dwellings. Permitted conditionally: Planned Senior Housing Developments; accessory gasoline pumps.

**SC-2 (Community Shopping Center Zone)** retail commercial complexes of three (3) or more establishments and of 15 or more acres permitting retail stores; personal service establishments; service establishments; business, professional, and government offices; public libraries; banks; theaters; restaurants; laundry outlets and cleaning establishments with conditions; manufacturing with less than 4 employees subject to conditions; hotels and clubs; light motor vehicle service accessory to a permitted use; one family residences including attached and semi-detached dwellings; apartments and multi-family dwellings. Permitted conditionally: Planned Senior Housing Developments.

**SC-3 (Regional Shopping Center Zone)** retail commercial complexes of 50 or more acres permitting all retail, office, personal service, recreational and institutional facilities which can be shown, by market analysis, to be needed, and which will have no adverse effect on adjacent land uses.

**RC (Recreation and Commercial Zone)** permitting public and private parks and playgrounds; athletic fields; sports stadiums and arenas; public and private swimming pools and clubs; miniature

golf courses and pitch and putt golf courses; golf or baseball driving ranges; golf courses and country clubs; casinos; hotels, motels, and restaurants; auto, horse, and motorcycle racetracks; indoor and outdoor recreation and amusement establishments; temporary outdoor activities subject to conditions; and temporary camping areas subject to conditions. Permitted conditionally: Planned Senior Housing Developments; outdoor drive-in theaters; airports and facilities incident to aviation; livery stables and riding academies subject to conditions.

**IO (Institutional and Office Zone)** permitting business, professional, and governmental offices; banks; research, design and development laboratories; public and institutional uses; public utility rights of way and structures; child day care centers; emergency shelters and transitional housing; adult day care facilities. Permitted conditionally: Planned Senior Housing Developments; firearm ranges; correctional facilities; public incinerators; hotels and restaurants.

**M (Manufacturing Zone)** conditionally permitting manufacturing, assembling, processing or storage of products/materials subject to conditions; research, design and development laboratories; wholesale storage and warehousing; building contractors' yards; public utility uses; and mini-storage facilities. Uses prohibited: residences; certain manufacturing of products from raw materials; certain manufacturing processes; stock yards and slaughter houses; grain elevators; slag piles; storage of explosives; dumps; quarries, stone crushers, screening plants and associated storage of materials; junkyards, automobile plants and storage of used parts.

**IPM (Industrial Park Manufacturing Zone)** permitting manufacturing with limitations; research, design, testing and development laboratories; printing and publishing; warehousing, transshipment and distribution, and trucking terminals; public parks, playgrounds and recreational facilities; public utility uses; business, professional, and administrative offices; banks and financial institutions; retail and service commercial under limited conditions; hotels and motels; restaurants; certain agricultural uses; and mini-storage facilities. Permitted conditionally: retail uses accessory to a permitted use. Uses prohibited: residences; certain manufacturing of products from raw materials; certain manufacturing processes; stock yards and slaughter houses; grain elevators; slag piles; storage of explosives; dumps; quarries, stone crushers, screening plants and associated storage of materials; junkyards, automobile plants and storage of used parts.

**IPM2 (Industrial Park Manufacturing Zone – Business and Technology Center)** permitting manufacturing, industrial and technological processes and uses with limitations; research and design laboratories; offices and corporate support offices; certain agricultural uses; and electricity production with power source limitations; and warehousing, transshipment and distribution, and logistics support. Zone has a minimum lot size of 10 acres. Uses prohibited: residences except as existing; certain manufacturing of products from raw materials; certain manufacturing processes; storage except as incidental to primary use; stock yards and slaughter houses; grain elevators; slag piles; storage of explosives; dumps; quarries, stone crushers, screening plants and associated storage of materials; junkyards, automobile plants and storage of used parts.

**IPM3 (Industrial Park Manufacturing Zone – Industrial Aviation and Aeronautics Center)** permitting airports, spaceports, and related facilities; commercial or industrial uses related to aviation or aeronautics; public and institutional uses that support aviation or aeronautics industries; bulk storage of certain materials as related to aviation and aeronautics; printing, publishing, and related activities; business, professional, or administrative offices. Permitted conditionally: Certain service establishments and similar facilities available to airport or spaceport users and employees; radio or television broadcasting towers, tower based wireless communications facilities, antenna arrays, and receiving satellite dishes as relates to aviation and aeronautics industries.

**TND (Traditional Neighborhood Design Zone)** allows for the creation of a walkable, pedestrian friendly mixed use neighborhood with residential, commercial, and professional office areas.

**ROS (Recreational and Open Space Zone)** establishes zoning regulations that promote preservation and management of natural and recreational open space and responsible development of active communities. Zone permits public and/or private parks and playgrounds; natural areas, woodland areas, public and private open space; athletic fields, game courts, basketball courts, recreation centers, picnic areas, and pavilions/gazebos; public and/or private swimming pools; boat ramps/docks, fishing piers; golf driving ranges, country clubs, clubhouses and associated meeting/activity rooms. Conditionally permitted: Planned Senior Housing Developments; Residential Lifestyle Communities; livery stables and riding academies; museums; nature centers; cultural facilities; and commercial uses incidental to principal uses.

### **Zoning Overlays**

**AEOZ (Airport Environs Overlay Zone)** establishes additional standards and requirements for properties within the zone including compatibility of land uses, noise attenuation requirements, and height limits in order to protect areas impacted by aircraft operations of Dover Air Force Base.

**COZ-1 (Corridor Overlay Zone 1)** requiring enhanced design requirements for landscaping, setbacks, building placement, parking, buffering, signs and access to promote superior urban design.

**H (Historic District Zone)** requiring Architectural Review Certifications subject to compliance with the Design Standards & Guidelines for demolition, construction, reconstruction, alteration or restoration of any new or existing structure within the designated district.

**SWPOZ (Source Water Protection Overlay Zone)** establishes additional standards and requirements for property within the zone including the prohibition of certain uses and limitations on impervious surfaces, ground cover, and floor area ratios in order to protect, to maintain, and to minimize contamination of drinking water supplies held in groundwater and aquifers. The zone is divided into Tier 3: Excellent Recharge Areas, Tier 2: Primary Wellhead Protection Areas, and Tier 1: Secondary Wellhead Protection Areas.

### **Note:**

The *Zoning Ordinance* also includes regulations for the establishment of the following uses: child care facilities, wireless communications facilities, public utilities infrastructure, and solar and small wind energy systems.