

**Preliminary Land Use Service (PLUS)
Comprehensive Plan Amendments and Municipal Ordinances**

Delaware State Planning Coordination
122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Name of Municipality: City of Dover	
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Date of Most Recently Certified Comprehensive Plan: February 9, 2009

Application Type:

Comprehensive Plan Amendment: Map Revisions and Text Changes

Ordinance: To be determined _____

Other: _____

Comprehensive Plan Amendment or Municipal Ordinance prepared by: City of Dover Planning Staff	
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	Phone Number: (302) 736-7196
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Maps Prepared by: City of Dover Planning Staff and City of Dover GIS Department	
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Please describe the submission:

The amendments are a result of the detailed parcel-level analysis performed for the Comprehensive Rezoning. During the analysis, parcels were identified where the land use needed to be amended. We also determined that the IO (Institutional and Office) Zone needed to be added to the Land Development Plan table.

Draft Table 12-1 Land Use and Zoning Matrix

Land Use Category	Zoning District
<p align="center">Residential Low Density</p>	<p>R-20 (One Family Residential) R-15 (One Family Residential) R-10 (One Family Residential) R-8 (One Family Residential) R-7 (One Family Residential) C-1 (Neighborhood Commercial)</p>
<p align="center">Residential Medium Density</p>	<p>R-8 (One Family Residential) R-7 (One Family Residential) RM-1 (Medium Density Residential) RM-2 (Medium Density Residential) RG-1 (General Residential) RG-2 (General Residential) RG-3 (Group Housing) RGO (General Residence and Office) C-1 (Neighborhood Commercial) MHP (Mobile Home Park)</p>
<p align="center">Residential High Density</p>	<p>RM-2 (Medium Density Residential) RGO (General Residence and Office) RG-1 (General Residential) RG-2 (General Residential) RG-3 (Group Housing Residential) RG-4 (High Rise Residential) RG-5 (Mid Rise Residential) MHP (Mobile Home Park) C-1 (Neighborhood Commercial)</p>
<p align="center">Commercial</p>	<p>C-1 (Neighborhood Commercial) C-1A (Limited Commercial) C-2 (Central Commercial) C-2A (Limited Central Commercial) C-3 (Service Commercial) C-4 (Highway Commercial) SC-1 (Shopping Center Commercial) SC-2 (Shopping Center Commercial) SC-3 (Shopping Center Commercial) RC (Recreational and Commercial) RGO (General Residence and Office) CPO (Commercial/Professional Office) IO (Institutional and Office)</p>

<p style="text-align: center;">Mixed-Use</p>	<p>C-2 (Central Commercial) (Downtown Target Area Only) C-2A (Limited Central Commercial) TND (Traditional Neighborhood Design) C-1 (Neighborhood Commercial) C-1A (Limited Commercial) RGO (General Residence and Office) (Downtown Target Area Only) R-8 (One Family Residence) RG-1 (General Residence) IO (Institutional and Office)</p>
<p style="text-align: center;">Industrial and Public Utilities</p>	<p>M (Manufacturing) IPM (Industrial Park Manufacturing) IPM-2 (Technology Center Manufacturing) C-3 (Service Commercial)</p>
<p style="text-align: center;">Institutional</p>	<p>IO (Institutional and Office) Institutional uses may be conditionally permitted in residential zones</p>
<p style="text-align: center;">Office and Office Parks</p>	<p>CPO (Commercial/Professional Office) IO (Institutional and Office) IPM (Industrial Park Manufacturing) RGO (General Residence and Office)</p>
<p style="text-align: center;">Active Agriculture</p>	<p>A (Agriculture)</p>
<p style="text-align: center;">Open Space</p>	<p>Lands that are shown on the Land Development Plan as Open Space are not proposed for rezoning. They will remain as zoned as of this printing. Once an Open Space Zone is developed, some areas will be proposed for rezoning to this designation.</p>

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City of Dover, Delaware

Map 12-1: Land Development Plan

- Ag Preservation Districts
- State Ag Easements
- Municipal Boundaries
- Roads
- Hydrology
- Water Bodies
- Land
- Land Use Classifications
- Active Agriculture
- Commercial
- DoverAFB
- Industrial and Public Utilities
- Institutional
- Mixed Use
- Office
- Open Space
- Residential High Density
- Residential Low Density
- Residential Medium Density

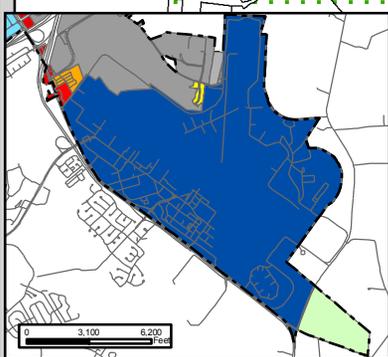
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August 3, 2009

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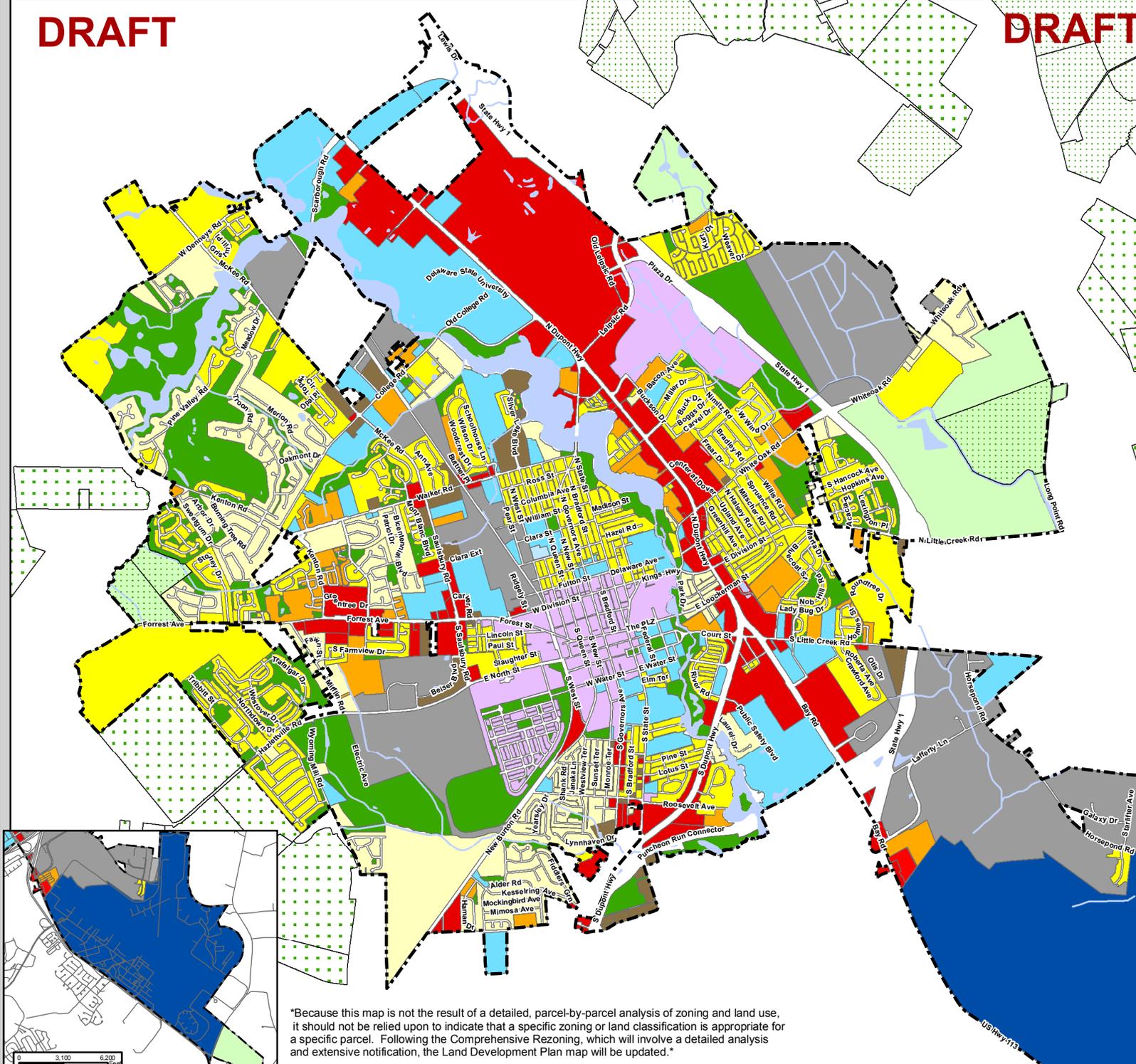
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Date Created: June 5, 2008
File: m:\ps_data\comp rezoning 2009
Land_development_plan
Department: Planning
City of Dover, Delaware



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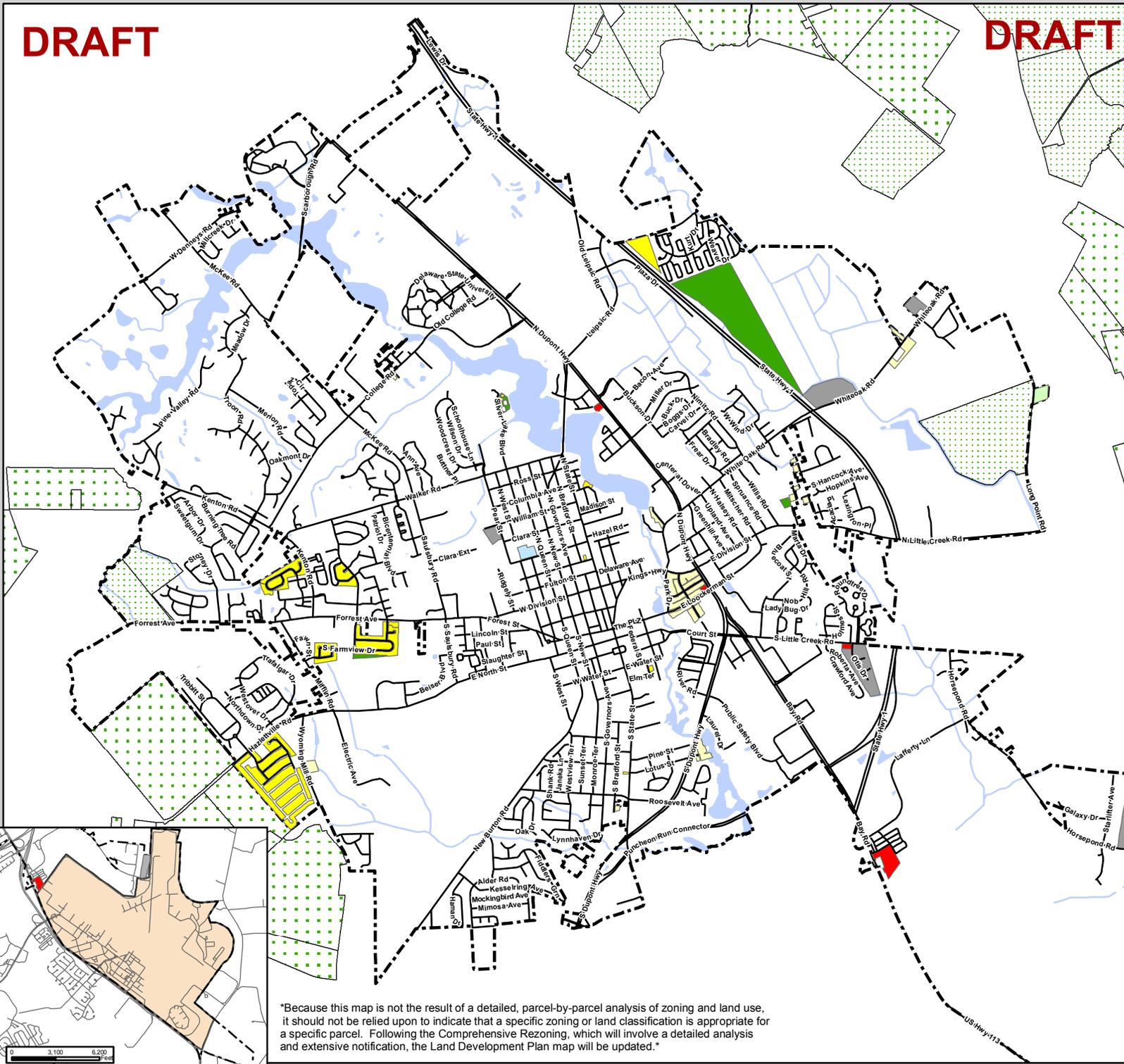
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City of Dover, Delaware

Map 12-1: Land Development Plan



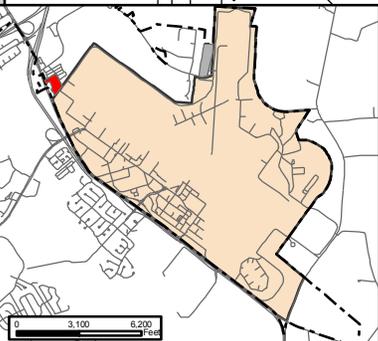
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Date Printed: August 3, 2009
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