

**CITY OF DOVER ORDINANCE #2011-25**

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

That Appendix B - Zoning, Article 3 - District Regulations, Section 17 - Shopping Center Development [(SC-1, SC-2 and SC-3)], Subsection 17.3 - Permitted Uses, be amended to read as follows:

- 17.31 In a neighborhood shopping center (SC-1), the following are permitted uses:
1. All uses permitted in the neighborhood commercial zone C-1, with no limitation on the size of establishments;
  2. Business, professional and governmental offices, public libraries, banks and restaurants;
  3. Retail and service establishments, subject to the following:
    - (a) The following uses shall be prohibited:
      - i. Wholesaling, warehousing, storage;
      - ii. Motor vehicle service, sales, and/or fueling stations.
    - (b) Gasoline pumps shall be permitted only as an accessory use and shall be subject to conditional use approval by the planning commission in accordance with Appendix B - Zoning, Article 10 - Planning Commission, Section 1 - Approval of conditional uses.

ADOPTED: DECEMBER 12, 2011

**SYNOPSIS**

The proposed ordinance would amend the SC-1 (Neighborhood Shopping Center) zone to permit retail and service establishments, would specify that gas pumps would be permitted only as an accessory use and would be subject to conditional use approval, and would prohibit wholesaling, warehousing, storage, and motor vehicle service, sales, and/or fueling stations.

Actions History

- December 12, 2011 - Public Hearing/Final Reading by Council  
November 21, 2011 - Considered by Planning Commission  
October 24, 2011 - First Reading Before City Council  
October 10, 2011 - Considered by the Parks, Recreation, and Community Enhancement Committee