

CITY OF DOVER ORDINANCE #2010-21

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF DOVER BY CHANGING ZONING DESIGNATIONS OF CERTAIN PROPERTIES TO THE RECREATIONAL AND OPEN SPACE (ROS) ZONE IN ACCORDANCE WITH THE 2008 COMPREHENSIVE PLAN, AS AMENDED ON NOVEMBER 23, 2009.

WHEREAS, the City of Dover has enacted a zoning ordinance regulating the use of property within the limits of the City of Dover; and

WHEREAS, Delaware Code, Title 22, Chapter 3 Municipal Zoning Regulations, Section 303, Purpose of Regulations, states that zoning regulations shall be made in accordance with a Comprehensive Plan and designed to lessen congestion in the streets, to secure safety from fire, panic and other dangers, to provide health, general welfare, adequate light and air, to prevent the overcrowding of land, to avoid undue concentration of population, and to facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public requirements; and

WHEREAS, Delaware Code, Title 22, Chapter 7 Planning Commission, Section 702 (c) Comprehensive Development Plan, states that the Comprehensive Plan shall be the basis for the development of zoning regulations and that upon adoption of the Comprehensive Development Plan, the official zoning map shall be amended to rezone all lands within the municipality in accordance with the uses of land provided for in the Comprehensive Development Plan; and

WHEREAS, the City of Dover adopted the City of Dover 2008 Comprehensive Plan on February 9, 2009 and amended such on November 23, 2009; and

WHEREAS, on June 14, 2010, Dover City Council adopted Ordinance #2010-12, amending Appendix B - Zoning to create the Recreational and Open Space (ROS) zone.

WHEREAS, the City of Dover has prepared a map for the Comprehensive Rezoning 2010: ROS Rezoning, showing recommendations to change zoning designations of specific properties to Recreational and Open Space (ROS) zone so that the City of Dover Zoning Map is in accordance with the adopted 2008 Comprehensive Plan, as amended on November 23, 2009.

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

1. That from and after the passage and approval of this ordinance the Zoning Map and Zoning Ordinance of the City of Dover is amended by changing the zoning designations of specific properties to Recreational and Open Space (ROS) zone as depicted on the map entitled "City of Dover Comprehensive Rezoning 2010: ROS Rezoning" dated August 9, 2010.

ADOPTED: AUGUST 9, 2010

SYNOPSIS

The proposed ordinance would rezone certain properties to the Recreational and Open Space (ROS) Zone in conformance with the 2008 Comprehensive Plan, as required by Delaware Code.

Actions History

August 9, 2010 - Public Hearing/Final Reading at Council
June 28, 2010 - Introduction/First Reading at Council