

## CITY OF DOVER ORDINANCE #2009-22

### AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF DOVER BY CHANGING ZONING DESIGNATIONS TO CONFORM WITH THE 2008 COMPREHENSIVE PLAN

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

WHEREAS, the City of Dover has prepared a Comprehensive Rezoning Map 2009 showing recommendations to change zones for an identified series of properties so that the City of Dover Zoning Map is in accordance with the adopted 2008 Comprehensive Plan.

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 conform with the Zoning Map changes presented to City Council on November 23, 2009 as depicted on the map and summary table entitled "City of Dover Comprehensive Rezoning Project 2009."

ADOPTED: NOVEMBER 23, 2009

#### Actions History:

November 2, 2009 - Public Hearing at Special Council Meeting  
October 20, 2009 - Considered by Planning Commission  
September 14, 2009 - Introduced at City Council