

CITY OF DOVER ORDINANCE #2017-16

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 28 - Traditional Neighborhood Design Zone (TND), Subsection 28.52 – Neighborhood Commercial District, of the Dover Code, be amended by to read as follows:

28.52 Neighborhood commercial district: Additional uses permitted in this district include the following subject to the requirements set forth in subsection 28.7:

28.521 Convenience retail stores such as, but not limited to, drug stores, grocery stores, restaurants, variety stores, or combinations thereof. Fuel pumps accessory to a convenience retail store may be permitted as a conditional use, upon the approval of the Planning Commission in accordance with the procedures and subject to the general conditions set forth in article 10, section 1. Drive through drug stores shall be allowed if they are of superior design and screening consistent with the intent of the TND zone. There shall be no drive-through restaurants.

28.522 Personal service stores such as, but not limited to, barber shops, beauty parlors, and laundry/dry cleaning establishments.

28.523 Service establishments furnishing services other than of a personal nature, but excluding motor vehicle storage, repair, or service.

28.524 *Business, professional, and government offices, banks, philanthropic or not-for-profit offices, and financial institutions.* Drive through banks shall be allowed if they are of superior design and screening consistent with the intent of the TND zone.

28.525 Any of these uses mixed with residential uses in the same building.

ADOPTED: MARCH 12, 2018

S:\ORDINANCES\2017\DRAFT\ORDINANCE #2017-16 APPDX B, ART 3, SEC 28 (TND), SEC 28.52 - NEIGHBORHOOD COMMERCIAL DIST\ORDINANCE #2017-16 APPDX B, ART 3.doc

SYNOPSIS

This Ordinance would allow the Planning Commission to approve a convenience retail store with fuel pumps as a conditional use in the Traditional Neighborhood Design (TND) Zone.

(SPONSORS: COLE, LINDELL, AND POLCE)

Actions History

- 03/12/2018 - Public Hearing/Final Reading – City Council
- 01/08/2017 - First Reading – City Council
- 12/12/2017 - Introduction – Council Committee of the Whole/Legislative, Finance, and Administration Committee