

## Zoning Districts

The following are certain General Code provisions explaining relevant zoning districts.

### **§ 270-12. R-2 District.** [General Residence District]

- A. Purpose. The R-2 District is designed to include those residential areas where structures may be built or arranged so as to include more than one dwelling unit.
- B. In the R-2 District, no building or premises shall be used and no building shall be erected, except as provided in Article VI, which is arranged, intended or designed to be used other than for one or more of the uses listed in this section as follows.
- C. As a matter of right. The following uses are permitted as a matter of right:
  - (1) Any use permitted in the R-1 District under § 270-11C of this article.
  - (2) Two-family dwelling.
  - (3) Single-family semidetached dwelling.
  - (4) Single-family attached dwelling.
  - (5) Garden apartment.
  - (6) Garage apartment.

### **§ 270-13. C-1 District.** [Central Commercial District]

- A. Purpose. The C-1 District is designed to include those commercial areas wherein uses are not restricted as to the floor space size.
- B. In the C-1 District, no structure or land shall be used or occupied and no structure or part thereof shall be erected, moved or altered, except as herein specified or as provided in Article VI.
- C. As a matter of right. The following uses are permitted as a matter of right:
  - (1) Any use permitted in the R-2 District under § 270-12C.
  - (2) Mid-rise apartment.
  - (3) Tourist, rooming house or boardinghouse.
  - (4) Hotel, motel or inn, where the motor vehicle entrances have been approved by the Building Inspector so as to comply with the applicable City standards and the State of Delaware Department of Transportation specifications, and so as not to be unsafe for pedestrian traffic.
  - (5) Fire station.
  - (6) Public or private automobile parking lot pursuant to Article IV.
  - (7) Retail stores, including gift, art and antique shops, but not including bird or animal treatment or sale; and personal services shops, including craftspersons' trades not requiring the use of power tools.
  - (8) Restaurants or caterers or dinner theaters.
  - (9) Theaters and halls for the entertainment of guests.
  - (10) Billiard, pool or bowling establishments and miniature golf courses.

- (11) Food establishments where alcoholic beverages are not served or consumed.
  - (12) Telephone central office.
  - (13) Electric/gas utility building.
  - (14) Laboratories, analytical and chemical.
  - (15) Printing, engraving and print reproductions.
  - (16) Hand laundry and dry cleaning where cleaning is not done on premises.
  - (17) Professional offices and studios.
  - (18) Offices, banks and other financial institutions and courts of law.
  - (19) Private club or lodge.
  - (20) Self-service laundry.
  - (21) Commercial tennis courts.
  - (22) Gymnasium or health club.
  - (23) Public or commercial garages, repair shops, gas and oil service stations.
  - (24) Undertaking parlors and undertaker's supplies.
- D. Under Board of Adjustment approval. The following uses are permitted by special exception if approved by the Board of Adjustment as provided in § 270-76, and provided that such uses will not adversely affect the use of neighboring property nor injure the character of the neighborhood:
- (1) Public or private school.
  - (2) Church or other place of worship; parish house or Sunday School building.

**§ 270-15. C-3 District.** [Secondary Commercial District]

- A. Purpose. The C-3 District is designed to include those commercial areas where certain uses are not permitted in buildings over a certain size.
- B. In the C-3 District no structure or land shall be used or occupied and no structure or part thereof shall be erected, moved or altered, except as herein specified or as provided in Article VI.
- C. As a matter of right. The following uses are permitted as a matter of right:
  - (1) Any use permitted in the R-2 District under § 270-12C.
  - (2) Mid-rise apartment.
  - (3) Tourist, rooming house or boardinghouse.
  - (4) Hotel, motel or inn, where the motor vehicle entrances have been approved by the Building Inspector so as to comply with the applicable City standards and the State of Delaware Department of Transportation specifications and so as not to be unsafe for pedestrian traffic.
  - (5) Fire station.
  - (6) Public or private automobile parking lot pursuant to Article IV.
- D. The following uses are permitted by right when the structure size is limited to 10,000 square feet of gross floor area, except that a structure existing on the date of adoption of this chapter may be increased to 10,000

square feet of gross floor area or increased by 25%, whichever is greater:

- (1) Retail stores, including gift, art and antique shops, but not including bird or animal treatment or sale, and personal services shops, including craftspersons' trades not requiring the use of power tools.
  - (2) Restaurants or caterers or dinner theaters.
  - (3) Telephone central office.
  - (4) Electric/gas utility building.
  - (5) Laboratories, analytical and chemical.
  - (6) Printing, engraving and print reproduction.
  - (7) Hand laundry and dry cleaning where cleaning is not done on the premises.
  - (8) Professional offices and studios.
  - (9) Offices, banks and other financial institutions and courts of law.
  - (10) Private club or lodge.
  - (11) Food establishments where alcoholic beverages are not served or consumed.
  - (12) Self-service laundry.
- E. Under Board of Adjustment approval. The following uses are permitted by special exception if approved by the Board of Adjustment as provided in § 270-76, and provided that such use will not adversely affect the use of the neighboring property nor injure the character of the neighborhood:
- (1) Public or private school.
  - (2) Church or other place of worship, parish house or Sunday School building