

ZONING

270 Attachment 1

City of Rehoboth Beach

Table of Use Regulations [Amended 7-16-2010 by Ord. No. 0710-02]

Uses	Zoning Districts								
	R-1(S)	R-1	R-2	C-1	C-2	C-3	ER	CM	O-1
Single-family detached dwelling	yes ¹	yes ¹	yes ¹	yes ¹	yes ¹	yes ¹	yes ¹	no	no
Two-family dwelling	no	no	yes	yes	yes	yes	yes	no	no
Single-family semidetached dwelling	no	no	yes	yes	yes	yes	yes	no	no
Single-family attached dwelling	no	no	yes	yes	yes	yes	yes	no	no
Garden apartment	no	no	yes	yes	yes	yes	yes	no	no
Garage apartment	no	no	yes	yes	yes	yes	yes	no	no
Mid-rise apartment	no	no	no	yes	yes	yes	no	no	no
Tourist, rooming house or boardinghouse	no	no ⁷	no	yes	yes	yes	no	no	no
Hotel, motel or inn	no	no	no	yes ²	yes ²	yes ²	no	no	no
Fire station	no	no	no	yes	yes	yes	no	no	no
Public or private parking lot, pursuant to Article IV	no	no	no	yes	yes	yes	no	no	no
Retail stores, including gift, art and antique shops, and personal services shops, including craftpersons trades	no	no	no	yes ^{3,4}	yes ^{3,4}	yes ^{3,4,5}	no	no	no
Restaurants or caterers	no	no	no	yes	yes	Yes ⁵	no	no	no
Theaters and halls for the entertainment of guests	no	no	no	yes	yes	no	no	no	no
Billiard, pool or bowling establishments and miniature golf courses	no	no	no	yes	yes	no	no	no	no
Food establishments where alcoholic beverages are not served or consumed	no	no	no	yes	yes	yes ⁵	no	no	no

REHOBOTH BEACH CODE

City of Rehoboth Beach

Table of Use Regulations
(continued)

Uses	Zoning Districts								
	R-1(S)	R-1	R-2	C-1	C-2	C-3	ER	CM	O-1
Educational facilities	no	no	no	no	no	no	yes	no	no
Telephone central office	no	no	no	yes	yes	yes ⁵	no	no	no
Electric/gas utility building	no	no	no	yes	yes	yes ⁵	no	no	no
Laboratories, analytical and chemical	no	no	no	yes	yes	yes ⁵	no	no	no
Printing, engraving and print reproduction	no	no	no	yes	yes	yes ⁵	no	no	no
Hand laundry and dry cleaning, where cleaning is not done on premises	no	no	no	yes	yes	yes ⁵	no	no	no
Professional offices and studios	no	no	no	yes	yes	yes ⁵	no	no	no
Offices, banks and other financial institutions and courts of law	no	no	no	yes	yes	yes ⁵	no	no	no
Private club or lodge	no	no	no	yes	yes	yes ⁵	no	no	no
Self-service laundry	no	no	no	yes	yes	yes ⁵	no	no	no
Commercial tennis courts	no	no	no	yes	no	no	no	no	no
Gymnasium or health clubs	no	no	no	yes	no	no	no	no	no
Public or commercial garages, repair shops and gas and oil service stations	no	no	no	yes	no	no	no	no	no
Undertaking parlors and undertaking supplies	no	no	no	yes	no	no	no	no	no
Public or private schools	no	no	no	no ⁶	no ⁶	no ⁶	yes	no	no
Church or other place of worship; parish house or Sunday School building	no	no	no	no ⁶	no ⁶	no ^{5,6}	no	no	no
Cemetery	no	no	no	no	no	no	no	yes	no
Enclosed commercial places of amusement	no	no	no	no	yes	no	no	no	no

ZONING

City of Rehoboth Beach

Table of Use Regulations (continued)

Uses	Zoning Districts								
	R-1(S)	R-1	R-2	C-1	C-2	C-3	ER	CM	O-1
Structures deemed necessary by the City for public service, health and safety	no	no	no	no	no	no	no	no	yes
Accessory uses pursuant to § 270-18	yes	yes	yes	yes	yes	yes	yes	no	no
Signs pursuant to Article VII	yes	yes	yes	yes	yes	yes	yes	no	no
Taproom	no	no	no	no	no	no	no	no	no
Tavern	no	no	no	no	no	no	no	no	no
Dance hall	no	no	no	no	no	no	no	no	no
Cabaret	no	no	no	no	no	no	no	no	no
Nightclub	no	no	no	no	no	no	no	no	no
Cafe	no	no	no	no	no	no	no	no	no
Dinner theater	no	no	no	yes	yes	yes	no	no	no
Patios				yes ⁸	yes ⁸	yes ⁸			

NOTES:

- ¹ Provided that no more than one main building may be erected on a single lot.
- ² Motor vehicle entrances shall be as 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.
- ³ Not including bird and animal treatment or sale.
- ⁴ Not including trades requiring the use of power tools.
- ⁵ 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.
- ⁶ Permitted by special exception.
- ⁷ Only as permitted in § 270-45, Rental of rooms in R-1 District.
- ⁸ Only as permitted in § 270-19A, Patios.