

ZONING

197 Attachment 2

City of Lewes

Table of Dimensional Regulations for OS, R-1, R-2, R-2(H), R-3, R-4 and R-4(H) Zones
 [Amended 9-10-2018; 9-14-2020; 10-10-2022; 5-13-2024; 10-14-2024]

Zoning Code	OS	R-1	R-2 and R-2(H)	R-3 and R-3(H)	R-4 and R-4(H)	
Zoning Description	Open Space	Suburban	Residential Low-Density and Residential Low-Density (Historic)	Residential Beach and Residential Beach (Historic)	Residential Medium-Density and Residential Medium-Density (Historic)	
Dwelling Unit Type	All Structures	All Structures	All Structures	All Structures	Dwelling, Detached	Dwelling, Two-Family
Tract standards						
Tract area (square feet)	N/A	None	None	None	None	6,000
Street frontage (feet)	N/A	100	75	50	Burton Sub: 40 All others: 50	50
Lot standards						
Lot area (square feet)	N/A	20,000	10,000	5,000	Burton Sub: 4,000 All others: 5,000	6,000
Square feet per dwelling unit	N/A	20,000	10,000	5,000	Burton Sub: 4,000 All others: 5,000	3,000
Lot width (feet)	Along both Canal and street parallel to Canal: 75	100	75	50	Burton Sub: 40 All others: 50	
Lot depth (feet)	N/A	150	100	75	75	75

LEWES CODE

Zoning Code	OS	R-1	R-2 and R-2(H)	R-3 and R-3(H)	R-4 and R-4(H)	
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Dwelling Unit Type	All Structures	All Structures	All Structures	All Structures	Dwelling, Detached	Dwelling, Two-Family
Setbacks (feet)						
Front yard	N/A	35	30 or EBL	25 or EBL	Minimum: EBL Maximum: EBL + 10 No EBL: 15	20
Side yard	N/A	15	8	8	8	10
Rear yard	N/A	25	15	15	15	15
Maximum building height (feet)						
FEMA flood zones AE and VE	N/A	35.5	35.5 or EBH	35.5 or EBH	35.5 or EBH	35.5
0.2% floor area	N/A	34	34	34	34	34
All other locations with freeboard	N/A	34	34	34	34	34
All other locations, no freeboard	N/A	30.5	30.5 or EBH	34 or EBH	30.5 or EBH	30.5
Maximum number of stories	N/A	3		3	3	3
Maximum lot coverage	N/A	55%	60%	60%	60%	55%
Main structure (up to)	N/A	50%	50%	50%	50%	50%

NOTES:

1. All dimensions are minimum standards unless specified otherwise.
2. "N/A" means not applicable.
3. "EBL" means established building line. See Article XVI, Definitions.

ZONING

4. “Burton Sub” means the Burton Subdivision, which includes that area bounded by West Fourth Street, Park Avenue, Johnson Street, and Burton Avenue (being those lots on both sides of Burton Avenue, Paynter Avenue, Dupont Avenue, Park Avenue and Johnson Street lying and being on the south side of West Fourth Street between Park Avenue and Burton Avenue).
5. “EBH” means established building height (for single-family dwellings located within the Historic District only). See Article XVI, Definitions.
6. Stories shall be above the FEMA floodplain elevation in all flood zones.
7. Dimensional requirements for proposals in the R-2 Zone, using the lot averaging option, can use the minimum standards identified for lot area, street frontage, lot width or lot depth when used in accordance with the provisions of § 197-51.
8. Lots on Bay Ave. with frontage along the beach (Delaware Bay); the front yard setback shall be located along the beach (Delaware Bay) and the rear yard setback shall be along Bay Ave.