

ZONING

197 Attachment 3

City of Lewes

Table of Dimensional Regulations for R-5, LC and LC(H) Zones
 [Amended 6-10-2013; 5-13-2019; 5-13-2024; 10-14-2024]

Zoning Code	R-5					LC and LC(H)
Zoning Description	Mixed Housing					Limited Commercial and Limited Commercial (Historic)
Dwelling Unit Type	Dwelling Attached	Dwelling, Detached	Dwelling, Multiple-Family	Dwelling, Townhouse ⁷	Dwelling Two-Family	All Structures
Tract standards						
Tract area (acres)	2.5 acres	None	2.5	2.5	2.5	None
Street frontage (feet)	N/A	75	N/A	20	50	50
Lot standards						
Lot area (square feet)	N/A	10,000	N/A	NA	NA	5,000
Square feet per dwelling unit	1,250	10,000	1,250	1,250	3,000	1,500
Lot width (feet)	N/A	75	N/A	NA	50	50
Lot depth (feet)	N/A	100	N/A	NA	75	75
Setbacks (feet)						
Front yard	30	30 or EBL	30	20 ⁶	20	Minimum: EBL Maximum: EBL + 10 No EBL: 15
Side yard	15	8	20	8 ⁶	10	8
Rear yard	15	15	30	15 ⁶	15	15
Maximum building height (feet)						
FEMA flood zones AE and VE	35.5	35.5	35.5	35.5	35.5	35.5
0.2% flood area	34	34	34	34	34	34
All other locations with	34	34	34	34	34	34

LEWES CODE

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Dwelling Unit Type	Dwelling Attached	Dwelling, Detached	Dwelling, Multiple-Family	Dwelling, Townhouse ⁷	Dwelling Two-Family	All Structures
freeboard						
All other locations, no freeboard	30.5	30.5	30.5	30.5	30.5	30.5
Maximum number of stories	3	3	3	3	3	3
Maximum units per structure	10					
Maximum lot coverage	55%	55%	55%	55%	55%	65%
Main structure (up to)	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.
4. In the LC and LC(H) Zones, buildings and structures shall be designed and arranged to be compatible with adjacent residential zones. Exterior features of structures shall be architecturally compatible with residential structures in adjacent residential zones.
5. Stories shall be above the FEMA floodplain elevation in all flood zones.
6. Setbacks apply to the tract in which the dwelling, townhouse is located.
7. Where multiple buildings exist on a single tract, the distance between the buildings shall be at least 20 feet.