

ZONING

197 Attachment 4

City of Lewes

Table of Dimensional Regulations for Nonresidential Zones
 [Amended 4-12-2021; 5-13-2024; 10-14-2024]

Zoning Code	TC and TC(H)	MC	GC	I	C/H	CF(HC)	CF(E)	CF
Zoning Description	Town Center and Town Center (Historic)	Marine Commercial	General Commercial	Industrial	Cultural/ Historic	Community Facilities (Health Care)	Community Facilities (Educational)	Community Facilities
Lot area (square feet)	5,000	5,000	5,000	10,000	5,000	20,000	20,000	10,000
Lot width (feet)	None	None	None	Same as adjacent zone	50	100	100	75
Lot depth (feet)	None	None	None	Same as adjacent zone	100	100	100	100
Setbacks (feet)								
Front yard	None	None	25	40	25 or EBL	40 or EBL	40 or EBL	40
Side yard	None	None	None	20 or twice the required adjacent setback	8	15	10	10
Rear yard	None	None	None	20 or twice the required adjacent setback	15	20	20	15
Maximum building height (feet)								
FEMA flood zones AE and VE	40	40	40	40	34	40	40 ⁵	40

LEWES CODE

Zoning Code	TC and TC(H)	MC	GC	I	C/H	CF(HC)	CF(E)	CF
Zoning Description	Town Center and Town Center (Historic)	Marine Commercial	General Commercial	Industrial	Cultural/ Historic	Community Facilities (Health Care)	Community Facilities (Educational)	Community Facilities
With an additional 18 in. of freeboard in Zones AE and VE or 18 in. of freeboard in 0.2%, or 18 in. above finished flood outside of the floodplain	42 ⁶	42 ⁶	42 ⁶	42 ⁶	36 ⁶	42 ⁶	42 ⁶	42 ⁶
All other locations	40	40	40	40	30.5	40	40 ⁵	40
Maximum number of stories	3	3	Flood zones AE and VE: 3 Other: 2	3	3	4	3	3
Maximum lot coverage	95%	90%	90%	50%	60%	75%	50%	75%

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. Stories shall be above the FEMA floodplain elevation in all flood zones.
5. Building height may be 50 feet, as long as those sections that exceed 40 feet are set back a minimum of 50 feet from the property line.
6. Voluntary and no building height increase for floodproofing a building.