

ZONING

197 Attachment 7

City of Lewes

Table of Dimensional Regulations Annexation Zones (AX-RES and AX-MIX)
 [Added 5-14-2018; amended 8-13-2018; 2-13-2023]

Zoning Code	Residential							Nonresidential			
	Conventional Lot	Cluster Lot Option No. 1			Cluster Lot Option No. 2			Residential Planned Community (AX-MIX only)	Multifamily (AX-MIX only)	Agriculture	All Other Uses
Lot/Use Type	Dwelling, Detached	Dwelling, Detached	Townhouse	Dwelling, 2-Family	Dwelling, Detached	Townhouse	Dwelling, 2-Family		Dwelling, Multiple-Family		
Tract standards											
Minimum tract area (acres)	None	10	10	10	10	10	10	20	2.5	10	None
Minimum street frontage (feet)	100	60	20	30	50	20	30	Detached: 50 Townhouse: 20 unit	N/A	N/A	
Required open space	20%	30%	30%	30%	50%	50%	50%	20%	50%	None	10%
Lot standards											
Minimum lot area (square feet)	20,000	7,500	N/A	6,000	5,000	N/A	5,000	Detached: 5,000 Commercial: 20,000	N/A	435,600	20,000
Minimum square feet per dwelling unit	20,000	N/A	2,000	N/A	N/A	2,000	N/A	Townhouse: 2,000	1,250	N/A	
Minimum lot width (feet)	100	60	20	40	50	20	30	Detached: 50 Townhouse: 25/unit Commercial: 100	N/A	N/A	100
Minimum lot depth (feet)	150	60	60	60	75	60	60		N/A	N/A	100
Minimum setbacks (feet)											
Front yard	30 or EBL	15 ft. min, 25 ft. max	15 ft. min, 25 ft. max	15 ft. min, 20 ft. max	15 ft. min, 25 ft. max	15 ft. min, 25 ft. max	15 ft. min, 25 ft. max	Residential: 20 Commercial: 30	30	N/A	40 or EBL
Side yard	15	10	8	10	8	8	10	10	20	N/A	10
Rear yard	25	15	15	15	15	15	15	15	30	N/A	20

LEWES CODE

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Lot/Use Type	Dwelling, Detached	Dwelling, Detached	Townhouse	Dwelling, 2-Family	Dwelling, Detached	Townhouse	Dwelling, 2-Family		Dwelling, Multiple-Family		
Maximum building height (feet)	36	36	36	36	36	36	36	Residential: 36 Commercial: 40	36	N/A	40
Maximum number of stories	3	3	3	3	3	3	3	3	3	N/A	3
Maximum lot coverage	60%	60%	65%	65%	65%	65%	65%	65%	60%	N/A	60%
Main structure (up to)	50%	50%	50%	50%	50%	50%	50%	50%	50%	N/A	50%

NOTES:

1. All dimensions are minimum standards unless specified otherwise.
2. "N/A" means not applicable.
3. "EBL" means Established Building Line.
4. In the AX-RES and AX-MIX 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.