

ZONING

220 Attachment 1

The Town of Milton, Sussex County, Delaware

Density Control Table
 [Amended 7-20-2015 by Ord. No. 2015-006; 1-9-2023 by Ord. No. 2022-008]

District	Maximum Height (feet) (stories)	Density (square feet)	Minimum Lot Area (square feet)	Maximum Coverage (percent)	Depth of Front Yard (feet)	Depth of Side Yards (feet)	Depth of Rear Yards (feet)	Minimum Width (feet)	Minimum Depth (feet)
R-1	30 1/2 2	1 dwelling unit per 10,000	10,000	70	30 or established building line	10	15	75	100
R-2	40 3	1 dwelling unit per 10,000	4,000	60	20 or established building line	8	10	40	60
R-3	40 3	1 dwelling unit per 4,000	2,500	50	30	25 end units	25	25	100
MURC – See § 220-15.1F for area and bulk regulations.									
C-1	40 3	N/A	5,000	None	30 building line	10*	10*	None	None
T-C	40 3	N/A	2,000	None	0	0	10	20	100
LI-1	75 N/A	N/A	10,000	None	40	0	0*	0	0
LLI-1 – See § 220-19.1D for area and bulk regulations.*									
M-R	40 N/A	N/A	10,000	70	25 or established building line	10	25	75	100

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* See Density Control Table notes below.

NOTES:

1. Maximum coverage for principal building and all accessory buildings.
2. Lots extending through and fronting on two streets, other than a corner lot, shall comply with the front yard requirements on both streets.
3. With respect to the one wall in common with one adjacent living unit, no side yard shall be required for any semidetached dwelling or two-family dwelling; provided, however, that any semidetached or two-family dwelling shall have a minimum side yard.
4. When a Commercial or Light Industrial Use District adjoins a residential district, there will be a side yard setback of at least 25 feet.
5. When a Commercial or Light Industrial Use District adjoins a residential district, there shall be a rear yard setback of at least 15 feet.
6. When a Limited Light Industrial Use District adjoins a residential district, there shall be landscape buffer of at least 100 feet.
7. Density controls in a LPD District are as described in § 220-20 of Chapter 220, Zoning.
8. Existing lots less than 20,000 square feet zoned R-1 and located in the Town boundaries prior to the adoption of the previous Zoning Ordinance (1987) may file for partitioning of the existing lot to the minimum size of 7,500 square feet. Minimum width and depth for R-1 zoning is required. The combining of lots or moving of any existing structures is not permitted, and the minimum setback from existing structures to property lines is required.
9. See § 220-59 for requirements for protection of lands contiguous to certain bodies of water.