

ZONING

185 Attachment 1

Town of Dewey Beach

TABLE 2
BULK ZONING STANDARDS IN ALL DISTRICTS
[Amended 5-9-2015 by Ord. No. 718; 2-12-2021 by Ord. No. 759; 1-21-2022 by Ord. No. 780; 5-19-2023 by Ord. No. 811]

Zoning District	NR	RR	PR	RB-3	RB-2	RB-1	PRB-1	PRB-3		
Height	<p>For buildings not in any special flood hazard area: Maximum building height: 35 feet measured from grade. Maximum number of stories: 2 ½. Roof decks are permitted. The floor area of any roof deck shall not exceed 20% of the covered and/or enclosed floor area of the top story; the finished floor elevation of any top floor deck shall be not less than six feet below the elevation of the roof peak. A minimum roof pitch of 4/12 is required for all roofs.</p> <p>For buildings in any special flood hazard area (SFHA): Maximum building height: 32 feet measured from the elevation of the 1% annual flood level on the appropriate effective FEMA Flood Insurance Rate Map plus appropriate Town mandatory freeboard except in any VE SFHA where one additional foot of height shall be permitted due to the difference in base building elevation reference points for AO and AE SFHAs versus VE SFHAs. Maximum number of stories: 2 ½. Roof decks are permitted. A minimum roof pitch of 4/12 is required for all roofs above the first story unless such roof area is covered by a roof deck. The floor area of any roof deck shall not exceed 20% of the covered and/or enclosed floor area of the top story; the finished floor elevation of any top floor deck shall be not less than six feet below the elevation of the roof peak.</p>	<p>For buildings not in any special flood hazard area: Maximum building height 35 feet measured from grade. Maximum number of stories: 3. Roof decks are permitted with all decks and railings subject to this height standard. All above ground deck railing must be the higher of: 42 inches above the deck surface or in compliance with the most current Town Building Code.</p> <p>For buildings in any special flood hazard area (SFHA): Maximum building height 32 feet measured from the elevation of the 1% annual flood level on the appropriate effective FEMA Flood Insurance Rate Map plus appropriate Town mandatory freeboard except in any VE SFHA where one additional foot of height shall be permitted due to the difference in base building elevation reference points for AO and AE SFHAs versus VE SFHAs. Maximum number of stories: 3. Roof decks are permitted with all decks and railings subject to this height standard. All aboveground deck railing must be the higher of: 42 inches above the deck surface or in compliance with the most current Town Building Code.</p>	<p>See §185-46 Modification of height regulations for a substantially damaged pre-FIRM property in any special flood hazard area (SFHA).</p>						<p>See §185-46 Modification of height regulations for a substantially damaged pre-FIRM property in any special flood hazard area (SFHA).</p>	
Exclusions to height restriction	Chimney required to comply with fire code (not to exceed 24 inches above peak of roof); alternative energy systems, where appropriately set back from roof edges so as not to be visible from the street, permitted as special exception but not to exceed 42 inches above roof peak.			Chimney and stand pipe required to comply with fire code (not to exceed 24 inches above peak of roof). Elevator bulkhead where required for safety, and air handling system (appropriately screened) and alternative energy system when appropriately set back from roof edges so as not to be visible from the street, permitted as special exception but not to exceed 42 inches above peak of roof.						
Minimum lot size (square feet)	5,000		100,000		5,000			80,000		
Minimum setback requirements (feet)	Front yard: 18 Rear yard: 12 Aggregate of front and rear yards: 30	Front yard: 22 Rear yard: 10 Aggregate of front and rear yards: 32	Street setback: 20 Side yard and rear yard: 12	Residential use: See RR District Requirements Commercial and mixed use: Front yard: 18	Front yard abutting a street: 6; front yard abutting S.R.1: 8.		Front yard: 8	Front yard: 18		
					Rear yard: 10			Side yard: 0' unless abutting a street. Side yard abutting any street other than S.R. 1: 6; side yard abutting S.R.1: 8.		Side yard: 6