

DEWEY BEACH CODE

Zoning District	NR	RR	PR	RB-3	RB-2	RB-1	PRB-1	PRB-3
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 Side yard: 8 each side, with an aggregate of 16 both sides. Side yard abutting a side street: 15.	Front yard: 22 Rear yard: 10 Aggregate of front and rear yards: 32 Side yard: 8 each side, with an aggregate of 16 both sides. Side yard abutting a side street: 8. Internal setbacks between multiple residential buildings on a single parcel: 20 between front and rear of a building and any face of another building; 10 between sides of adjacent buildings.	Street setback: 20 Side yard and rear yard: 12	Residential use: See RR District Requirements Commercial and mixed use: Front yard: 18 Rear yard: 10 Side yard: 10 unless abutting a street, side yard shall then be 15. Setback to a residential district: 10.	Front yard abutting a street: 6; front yard abutting S.R. 1: 8. 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.	Setback to a Residential District: 10	Front yard: 8 Rear yard: 10 Side yard: 6	Front yard: 18
Floor area ratio (FAR)	Maximum FAR: 1.00. Open decks and private garages not included in the FAR calculation.	Maximum FAR: 1.20. Roof decks and private garages are included in the FAR calculation; passenger elevators and open decks other than roof decks are not included in the FAR calculation.		Maximum FAR: 1.00 for residential and mixed-use development, with passenger elevators, open decks and roof decks not included in the FAR calculation; 1.20 for dedicated commercial development, with passenger elevators, open decks and roof decks not included in the FAR calculation.	Maximum FAR: 1.20, with passenger elevators, open decks and roof decks not included in the FAR calculation.		Maximum FAR: 1.50, with passenger elevators, open decks and roof decks not included in the FAR calculation.	Maximum FAR: 1.35, with passenger elevators, open decks and roof decks not included in the FAR calculation.
Tiered setbacks	Covered and/or enclosed portions of a third story additional 5-foot setback beyond the minimum front yard or rear yard for any building face abutting a street, the ocean or bay.	Minimum additional 10-foot setback beyond the minimum front yard or rear yard requirement for the covered and/or enclosed portions of each story above the second story for any building face abutting a major street or side street, the ocean or bay.	Residential and commercial uses: See RR District requirements.	Residential and commercial uses: See RR District requirements.	Covered and/or enclosed portions of a third story: minimum additional 5-foot setback beyond the minimum yard for any building face abutting a street, the ocean or bay.		Covered and/or enclosed portions of a third story: minimum additional 10-foot setback beyond the minimum yard for any building face abutting a major street or side street, the ocean or bay.	Covered and/or enclosed portions of a third story: minimum additional 10-foot setback beyond the minimum yard for any building face abutting a major street or side street, the ocean or bay.
Maximum building frontage	Single-family detached dwelling only.	Not to exceed 3 dwelling units per structure; street frontage not to exceed 100 feet per structure.	Not to exceed 4 dwelling units per structure; street frontage not to exceed 100 feet per structure.	Not to exceed 3 dwelling units per structure; street frontage not to exceed 100 feet per structure.				
Maximum floor area per dwelling unit (multiunit structure)		1,200 square feet of living area (including covered decks in the floor area calculation, but not including the floor area of open decks and adjacent storage areas)						

ZONING

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Residential to commercial use ratio		Residential only		In a mixed-use structure, the first floor shall be 100% commercial and the residential-use square footage may not exceed 3 times the commercial-use square footage. Commercial parking for area is not included in the commercial-use square footage calculation.			In a mixed-use structure, the first floor shall be 100% commercial and the residential-use square footage may not exceed 2 times the commercial-use square footage. If developed with one or more dedicated 100% residential-use structures, the aggregate total residential-use square footage may not exceed the aggregate total commercial-use square footage.	In a mixed-use structure the first floor shall be 100% commercial; while dedicated residential structures are permitted, the total floor area dedicated to residential use shall not exceed 2 times the total floor area dedicated to commercial use, including decks, storage and open service areas.
Maximum dwelling unit density	1 single-family detached dwelling per lot.	1 dwelling unit per 3,600 square feet of land area, may be a detached single-family dwelling, or one of several residential dwelling units in a townhouse or multifamily dwelling.		1 dwelling unit per 3,600 square feet of land area, may be a detached single-family dwelling, or one of several residential dwelling units in a townhouse, multifamily dwelling or mixed-use structure.	No single-family detached homes, townhouses or residential multifamily dwellings are permitted, but 1 residential dwelling unit in a multiuse structure is permitted per 3,600 square feet of land area.		1 residential dwelling unit in a mixed-use or dedicated multifamily dwelling residential structure per 3,000 square feet.	1 dwelling unit per 3,600 square feet of land area; may be a detached single-family residence or one of several residential units in a townhouse, multifamily or mixed-use structure.
Residential parking requirements			2 off-street spaces for the first 4 bedrooms in a dwelling unit such that a 5-bedroom or 6-bedroom dwelling unit requires 4 spaces as					
Bed-and-breakfast parking requirements	1 off-street space for every two dedicated bed-and-breakfast bedrooms in addition to such spaces as are required under residential parking requirements for the private portion of the home or townhouse.							
Convention center parking requirements				1 space per 200 square feet of patron area or 1 space for every 4 seats, whichever is greater.				1 space per 200 square feet of patron area or 1 space for every 4 seats, whichever is greater.
Parking requirements for office, public or institutional use				One space per 400 square feet of gross building area, for staff and visitor parking. However, a minimum of 50% of such spaces must be dedicated for visitor use.				
Dedicated patron parking requirements for other commercial uses				No off-street parking required for other commercial establishments with less than 2,000 square feet of assigned patron area; one space for each 400 square feet of patron area for other commercial establishments with less than 5,000 square feet but more than 2,000 square feet of patron area; one space for each 100 square feet of patron area for other commercial establishments with more than 5,000 square feet of floor area assigned for patron use.				One space dedicated to patron parking per 200 square feet of patron area.
Restaurant parking requirements				No off-street parking required for restaurants with less than 2,000 square feet of patron area; one space dedicated to patron parking per 200 square feet of patron floor area for restaurants with 2,000 square feet or more patron area, including all exterior areas where service of patrons is permissible.				One space dedicated to patron parking per 200 square feet of patron area, including all exterior areas where service of patrons is permissible.
Basements	Nonhabitable space below grade permitted, but a basement designed for or used as living space is not permitted.	Not permitted	Nonhabitable space below grade permitted, but a basement designed for or used as living space is not permitted.					Not permitted

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Planting and open space requirements	Minimum of 15% of gross lot area dedicated to planting and beautification area, a minimum of 50% of this requirement shall be located in the front yard, not withstanding that not more than 50% of the front yard shall be required to be planted.	Minimum of 10% of gross lot area dedicated to planting and beautification area, a minimum of 50% of this requirement shall be located in the front yard, not withstanding that not more than 50% of the front yard shall be required to be planted.	Minimum of 15% of gross lot area dedicated to planting and beautification area, with a required 5-foot-wide planting strip provided along any portion abutting RR and or NR Districts.	Minimum of 10% of gross lot area dedicated to planting and beautification area, a minimum of 50% of this requirement shall be located in the front yard, notwithstanding that not more than 50% of the front yard shall be required to be planted.	Minimum of 10% of the S.R. 1 front/side yard setback area dedicated to planting and beautification area, use of planters to meet this requirement is permitted.		Open space provided for passive recreation, green space and beautification areas to be at least 12.5% of the gross lot/parcel area with 10% located in the S.R. 1 setback. Required public walks, setbacks and green space shall be open to the sky. Unencumbered public access shall be provided to all common areas and beach/bay-front areas.	