

The City of Lewes



MEMORANDUM

TO: PLANNING COMMISSION
MAYOR AND CITY COUNCIL
ANN MARIE TOWNSHEND – CITY MANAGER
GLENN MANDALAS, CITY SOLICITOR

FROM: JANELLE CORNWELL, AICP – PLANNING & DEVELOPMENT OFFICER

SUBJECT: LOT COVERAGE & BUILDING HEIGHT

DATE: MARCH 17, 2021

At their meeting of March 11, 2021 the Lewes Planning Commission took public comment regarding a draft resiliency code with a focus on Sea Level Rise. As part of the public comment building height was discussed. Staff was asked to review the building height for adjacent municipalities. I have updated the memo to include lot coverage, lot size and floor area ratio.

Rehoboth Beach

Maximum height – 35 ft.

Maximum stories – 2 ½

Freeboard – 12 in.

Lot coverage – 35 % & 40%

270-21C Lot Coverage

<https://ecode360.com/7276968>

Min. Lot Size – 5,000 SF

270-22 Minimum Lot Dimensions

<https://ecode360.com/7276995>

Dewey Beach

Maximum height – 32 ft. (measured at 1% annual flood level and freeboard) or 35 ft. outside of floodplain

Maximum stories – 2 ½ (3 stories outside of floodplain)

Freeboard – different based on flood zone

Min. Lot Size – 5,000 SF

Floor Area Ratio – 1.00 to 1.5

<https://ecode360.com/attachment/DE2129/DE2129-185a%20Table%20%20Bulk%20Zoning%20Stds.pdf>

Fenwick Island

Maximum height – 30 ft. (may go to 32 ft. based on amount of freeboard ex. 32 ft. with 24 in. of freeboard)

Freeboard – 12 in. minimum

Min. Lot Size – 5,000 SF

Floor Area Ratio – 70% with a maximum floor area of 7,500 SF

160-4 Residential Zone

<https://ecode360.com/8869097>

Impervious Surface – prohibited in front, rear or side of any lot. Expect for a 3 ft. wide (max) sidewalk.

160-8 (A) 11 - General Regulations; exceptions

<https://ecode360.com/8869233?highlight=impervious,surface&searchId=2325693238398166#8869233>

Bethany Beach

Maximum height – 31 ft. (measured at BFE or ave. grade; non-habitable slope may go to 35 ft. with approval from committee)

Maximum stories – 3 stories

Lot coverage – 40%

Min. Lot Size – 5,000 SF & 7,000 SF

425 Attachment 3 – Appendix B Table of Dimensional Requirements

<https://ecode360.com/attachment/BE1351/BE1351-425c%20Table%20of%20Dimensional%20Req.pdf>

I am happy to discuss the information contained within the memo. Please feel free to contact me with any questions.