
City of Rehoboth Beach

**Managing Impacts of Current Development Trends
on Residential Neighborhoods:**

Proposed Revisions To:

Zoning Ordinance

07/17/15



City of Rehoboth Beach

Managing Impacts of Current Development Trends on Residential Neighborhoods: Issues and Possible Solutions

Background

- The City has seen an increase in large homes being built, many used as vacation rentals, which is changing the character of Rehoboth's residential neighborhoods.
- Small lots are being maximized causing additional side effects such as parking, drainage issues, tree removal and noise.
- The City for many years has been working to reduce this trend. Several planning efforts over the years have made progress to maintain the City's character.
- From the Neighborhood Preservation efforts in 1990, modifications to the FAR in 2006, to the 2010 Comprehensive Plan, the currently proposed zoning updates are intended to maintain what makes Rehoboth Beach unique among coastal towns.
- The current effort is to review and develop possible zoning changes to address our changing residential development pattern.



The following is a summary of the proposed residential zoning changes.



Natural Area & Lot Coverage

Natural Area Definition

That portion of the gross lot area that is dedicated to either trees, grass, flowers, bushes, other plantings and/or mulched areas. For the purposes of calculating natural area, mulched areas shall be limited to the use of vegetative ground covers and shall not include the use of clamshells, decorative stone or other similar hard materials.

Proposed Changes

- Natural area requirement is increased from 40% to 50%.
- No part of the required off street parking shall be considered natural area.



Lot Coverage Definition

That portion of the lot area that is covered by buildings or structures.

Proposed Changes

- Lot coverage requirement is decreasing from 50% to 40% for Residential Districts.



Setbacks

Yard, Front Setback Line Definition

The required unoccupied space extending along the street line of any street on which the lot abuts.

Proposed Changes

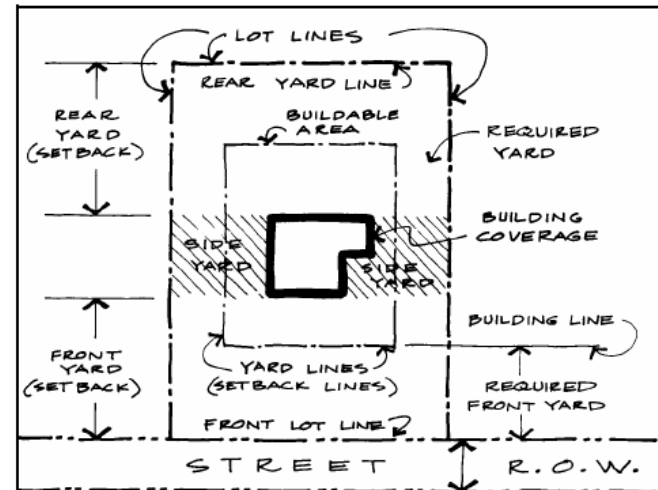
- 50% of the front yard setback must be natural area.

Yard, Rear Setback Line Definition

The required unoccupied space extending along the rear lot line, not a street line, through the whole width of the lot.

Proposed Changes

- Rear yard setback is increased from 10 feet to 15 feet.



Floor Area Ratio

Floor Area Ratio (FAR) Definition

The quotient obtained by dividing the gross floor area of all buildings on a lot by the gross lot area.

Current FAR

- Current FAR of 0.60 is unchanged
- Current FAR is unchanged at 0.50 if there is a basement (1,000 sf of basement is exempt from FAR calculations)



Floor Area Ratio

Proposed FAR

- FAR is 0.60 for the first 5,000 sf of gross lot area and then reduced to 0.30 for any additional gross lot area.
- FAR is reduced to 0.50 if there is a pool for the first 5,000 sf of gross lot area and then reduced to 0.25 for any additional gross lot area.
- FAR is 0.50 if there is a basement (1,000 sf of basement is exempt from FAR calculations) for the first 5,000 sf of gross lot area and then reduced to 0.30 for any additional gross lot area.
- FAR is reduced to 0.40 if there is a pool and basement (1,000 sf of basement is excluded from FAR calculations) for the first 5,000 sf of gross lot area and then reduced to 0.25 for any additional gross lot area.



Structure Size & Parking

Structure, Maximum Size

Proposed Changes

- No house in the R1-S Zoning District may exceed 6,000 sf
- No house in R1 and R2 Zoning Districts may exceed 4,500 sf

Parking, Minimum Spaces Required

Current Requirement

- All residential units including accessory structures used as dwellings or dwelling units, require 2 spaces per dwelling or dwelling unit.

Proposed Changes

- Parking requirement increased based on number of toilets.
 - One additional off street parking space will be required for each additional toilet greater than three.
- Any required off street parking space, regardless of surfacing material, does not count as natural area.



Current Zoning
w/ Basement

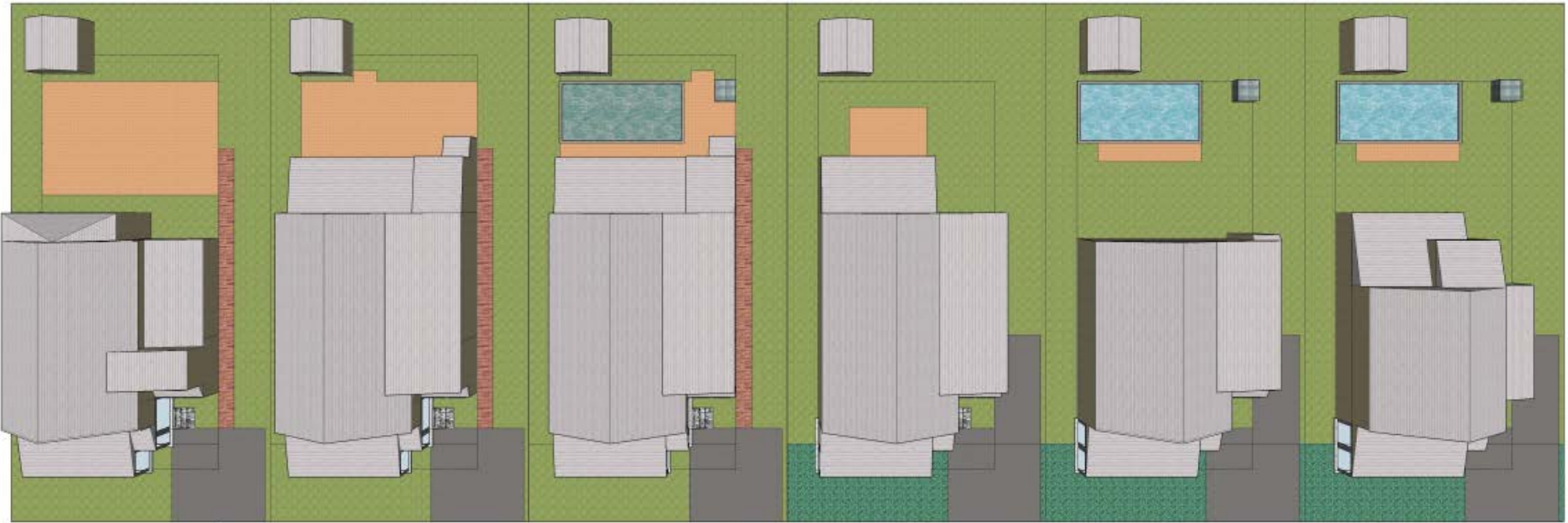
Current Zoning

Current Zoning
w/ Pool &
Basement

Proposed
Zoning

Proposed
Zoning w/ Pool

Proposed
Zoning w/ Pool
& Basement



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