



## Ordinance 666

**AN ORDINANCE AMENDING CHAPTER 225 BY ADOPTING  
A NEW ZONING MAP AND CREATING A MIXED-USE ZONE.**

**Sponsored By:** 3<sup>rd</sup> District Councilwoman Mary Steppi

**First and Second Reading:** October 6, 2022 Council Meeting

**Results:**

**Third and Final Reading:** November 10, 2022 Council Meeting

**Results:**

# Ordinance 666

## AN ORDINANCE AMENDING CHAPTER 225 BY ADOPTING A NEW ZONING MAP AND CREATING A MIXED-USE ZONE.

**WHEREAS**, The Mayor and Council of the Town of Elsmere have adopted a Comprehensive Plan which as a major part includes the current and future land use and zoning throughout the Town; and

**WHEREAS**, Title 22, Section 702(c) of the Delaware Code requires that all municipalities must “*within 18 months of the adoption of a comprehensive development plan or revision thereof, amend its official zoning map to rezone all lands within the municipality in accordance with the uses of land provided for in the Comprehensive Development Plan*”; and

**WHEREAS**, the 2021 Comprehensive Plan of the Town of Elsmere was adopted on May 13, 2021; and

**WHEREAS**, the Mayor and Council upon the recommendation of the Town of Elsmere’s Planning Commission wish to amend its Zoning Map and coordinating Code to remain in compliance with the approved Comprehensive Plan.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF ELSMERE, AS FOLLOWS:**

1. Insert a new Chapter 225, Section 22 to read as follows:

### **§225-22 Mixed-Use Development District.**

The following regulations apply in the Mixed-Use Development District:

- A. Permitted primary uses, any combination of the following that creates a mix of dwelling types and/or mix of dwelling types and commercial uses.
  1. Residential uses enumerated in §225-16A, B & C subject to the provisions of 225-16D.
  2. Residential uses enumerated in §225-17A, B & C subject to the provisions of 225-17D.
  3. Residential uses enumerated in §225-18A, B & C subject to the provisions of 225-18D.
  4. Commercial uses enumerated in §225-19A, B & C subject to the provisions of 225-19D & E.

2. Amend Chapter 225 Attachment 1 Zoning Map of the Town of Elsmere to rezone 238 properties within the Town of Elsmere in accordance with Attachment 1 & 2 of this ordinance.
  - a. "Attachment 1" of this Ordinance will show the revised Zoning Map.
  - b. "Attachment 2" of this ordinance shows a written list of the 238 properties which will be rezoned as part of this ordinance.
3. These changes shall be effective immediately upon adoption of this ordinance.

First and Second Reading  
October 13, 2022

Third and Final Reading  
November 10, 2022

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Eric Thompson, Mayor

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Sally Jensen, Secretary

Approved as to form:

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Town Solicitor

# **ORDINANCE 666**

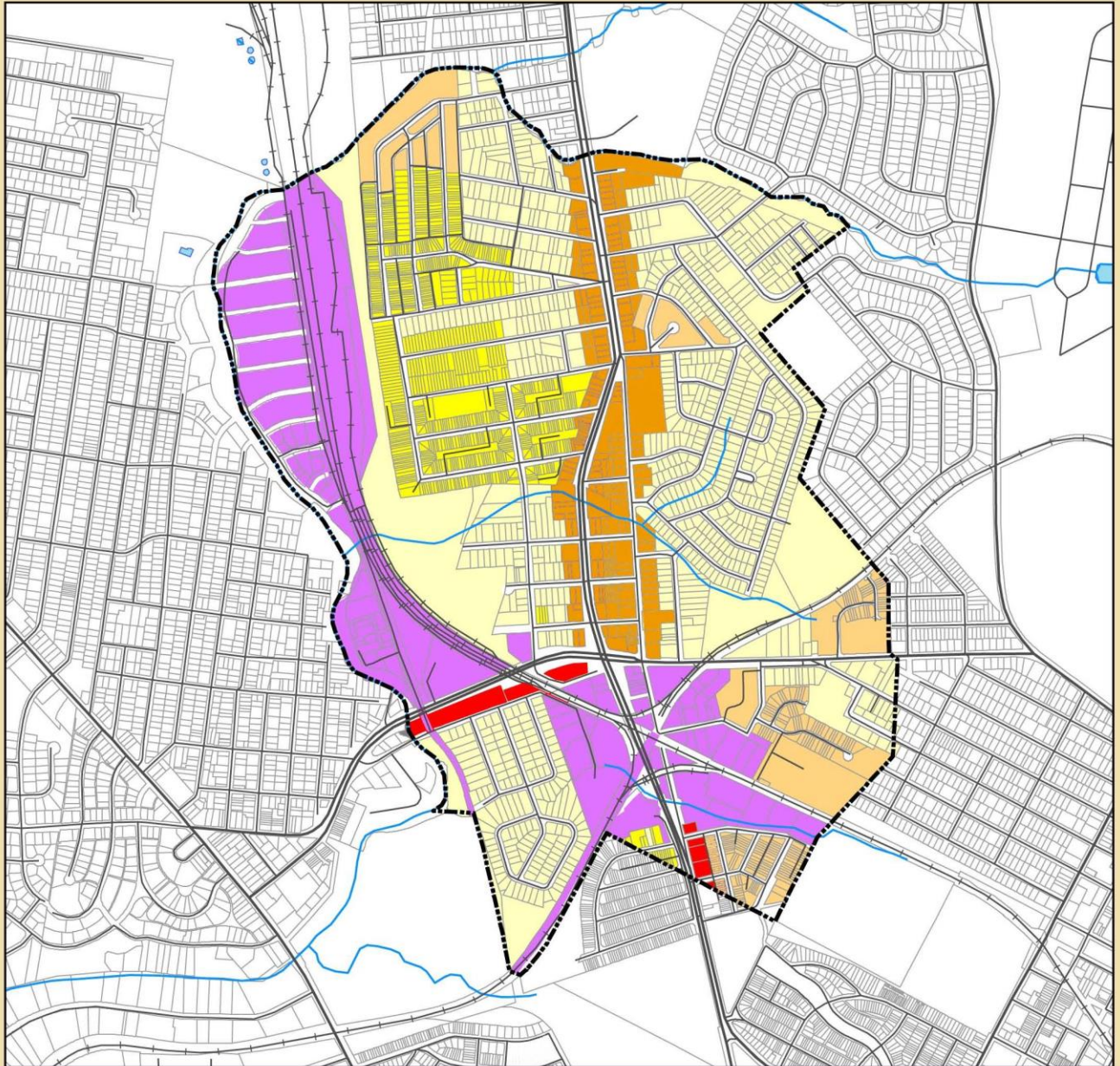
## **SYNOPSIS**

This Ordinance creates a new “Mixed-Use Development District” which allows any combination of R1, R-2, R-GA or CC development that creates a mix of dwelling types and/or mix of dwelling types and commercial uses. In addition, this ordinance adopts an updated zoning map of the Town of Elsmere which rezones 238 properties within the Town of Elsmere.

## **FISCAL IMPACT**

This Ordinance has an unknown fiscal impact but will allow for more redevelopment of the Town of Elsmere.

“ATTACHMENT 1”

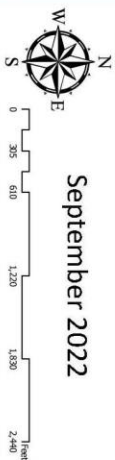


*Town of Elsmere*  
*New Castle County, Delaware*

**PROPOSED ZONING MAP**

**Zoning**

- R-1 One Family Dwelling
- R-2 One/Two Family Dwelling
- R-GA Garden Apartment
- MU Mixed Use
- CC Community Commercial
- HD Highway Development
- GI General Industry
- Town of Elsmere
- Parcel Boundaries
- Major Roads
- Railroads
- Rivers, Lakes, & Ponds



Sources:  
 Zoning - Town of Elsmere, 2010.  
 Hydrology - USGS 7.5 Minute Series Topographic Maps. Created in cooperative agreement between the State of Delaware and the USGS (1991-1993).  
 Parcels - New Castle County, Department of Land Use, 2008.  
 Note:  
 This map is provided by the Institute for Public Administration (IPA) solely for display and reference purposes and is subject to change without notice. No claims, either real or assumed, as to the absolute accuracy or precision of any data contained herein are made by the IPA, nor will the IPA be held responsible for any use of this document for purposes other than which it was intended.

**“ATTACHMENT 2”**

<b>PARCELNO</b>	<b>ADDRESS</b>	<b>CURRENT ZONING</b>	<b>PROPOSED ZONING</b>
1900400567	102 BIRCH AVE	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400484	99 BIRCH AVE	R-1 RESIDENTIAL	MU MIXED USE
1900400234	3 BUNGALOW AVE	R-1 RESIDENTIAL	MU MIXED USE
1900400235	3 A BUNGALOW AVE	R-1 RESIDENTIAL	MU MIXED USE
1900500380	511 CASAPULLA AVE	R-1 RESIDENTIAL	MU MIXED USE
1900400046	1 CHESTNUT AVE	R-1 RESIDENTIAL	MU MIXED USE
1900400053	2 CHESTNUT AVE	R-1 RESIDENTIAL	MU MIXED USE
1900500073	3 S DUPONT RD	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900900011	503 S DUPONT RD	HD HIGHWAY DEVELOPMENT	CC COMMUNITY COMMERCIAL
1900400619	101 FILBERT AVE	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900200259	1000 S GRANT AVE	CC COMMUNITY COMMERCIAL	R-GA RESIDENTIAL GARDEN APARTMENT
1900200258	1002 S GRANT AVE	CC COMMUNITY COMMERCIAL	R-GA RESIDENTIAL GARDEN APARTMENT
1900200257	1004 S GRANT AVE	CC COMMUNITY COMMERCIAL	R-GA RESIDENTIAL GARDEN APARTMENT
1900200256	1006 S GRANT AVE	CC COMMUNITY COMMERCIAL	R-GA RESIDENTIAL GARDEN APARTMENT
1900200255	1010 S GRANT AVE	CC COMMUNITY COMMERCIAL	R-GA RESIDENTIAL GARDEN APARTMENT
1900200254	1012 S GRANT AVE	CC COMMUNITY COMMERCIAL	R-GA RESIDENTIAL GARDEN APARTMENT
1900200253	1014 S GRANT AVE	CC COMMUNITY COMMERCIAL	R-GA RESIDENTIAL GARDEN APARTMENT
1900200252	1016 S GRANT AVE	CC COMMUNITY COMMERCIAL	R-GA RESIDENTIAL GARDEN APARTMENT
1900200251	1018 S GRANT AVE	CC COMMUNITY COMMERCIAL	R-GA RESIDENTIAL GARDEN APARTMENT
1900200250	1020 S GRANT AVE	CC COMMUNITY COMMERCIAL	R-GA RESIDENTIAL GARDEN APARTMENT
1900200249	1022 S GRANT AVE	CC COMMUNITY COMMERCIAL	R-GA RESIDENTIAL GARDEN APARTMENT
1900200248	1024 S GRANT AVE	CC COMMUNITY COMMERCIAL	R-GA RESIDENTIAL GARDEN APARTMENT
1900200247	1026 S GRANT AVE	CC COMMUNITY COMMERCIAL	R-GA RESIDENTIAL GARDEN APARTMENT
1900200246	1028 S GRANT AVE	CC COMMUNITY COMMERCIAL	R-GA RESIDENTIAL GARDEN APARTMENT
1900200245	1030 S GRANT AVE	CC COMMUNITY COMMERCIAL	R-GA RESIDENTIAL GARDEN APARTMENT
1900200244	1032 S GRANT AVE	CC COMMUNITY COMMERCIAL	R-GA RESIDENTIAL GARDEN APARTMENT
1900200243	1034 S GRANT AVE	CC COMMUNITY COMMERCIAL	R-GA RESIDENTIAL GARDEN APARTMENT
1900200242	1036 S GRANT AVE	CC COMMUNITY COMMERCIAL	R-GA RESIDENTIAL GARDEN APARTMENT
1900200241	1038 S GRANT AVE	CC COMMUNITY COMMERCIAL	R-GA RESIDENTIAL GARDEN APARTMENT
1900200267	916 S GRANT AVE	CC COMMUNITY COMMERCIAL	R-GA RESIDENTIAL GARDEN APARTMENT
1900200266	918 S GRANT AVE	CC COMMUNITY COMMERCIAL	R-GA RESIDENTIAL GARDEN APARTMENT
1900200265	920 S GRANT AVE	CC COMMUNITY COMMERCIAL	R-GA RESIDENTIAL GARDEN APARTMENT
1900200264	922 S GRANT AVE	CC COMMUNITY COMMERCIAL	R-GA RESIDENTIAL GARDEN APARTMENT
1900200263	924 S GRANT AVE	CC COMMUNITY COMMERCIAL	R-GA RESIDENTIAL GARDEN APARTMENT
1900200262	926 S GRANT AVE	CC COMMUNITY COMMERCIAL	R-GA RESIDENTIAL GARDEN APARTMENT
1900200261	928 S GRANT AVE	CC COMMUNITY COMMERCIAL	R-GA RESIDENTIAL GARDEN APARTMENT
1900200260	930 S GRANT AVE	CC COMMUNITY COMMERCIAL	R-1 RESIDENTIAL
1900400764	0 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400765	0 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE

PARCELNO	ADDRESS	CURRENT ZONING	PROPOSED ZONING
1900400769	0 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400422	1000 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400422	1000 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400423	1002 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400424	1004 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400425	1006 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400426	1008 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400428	1012 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400058	1107 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400756	1111 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400373	1112 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400057	1113 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400055	1117 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400054	1119 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400307	1200 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400045	1201 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400308	1202 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400044	1203 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400309	1204 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400043	1205 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400310	1206 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400042	1207 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400311	1208 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400041	1209 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400040	1211 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400213	1300 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400029	1301 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400028	1303 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400214	1304 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400027	1305 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400215	1306 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400026	1307 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400216	1308 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400025	1309 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400217	1310 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400132	1400 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400009	1401 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400008	1403 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400007	1405 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400133	1406 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400006	1407 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE

PARCELNO	ADDRESS	CURRENT ZONING	PROPOSED ZONING
1900400768	1408 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400005	1409 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400004	1411 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400134	1412 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400088	1500 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400084	1504 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900500064	401 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900500050	503 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900500104	504 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900500105	510 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900500123	600 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900500042	601 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900500038	615 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900500037	701 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900500138	702 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900500140	702 B KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900500139	704 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400552	707 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400541	801 KIRKWOOD HWY	R-1 RESIDENTIAL	MU MIXED USE
1900400540	803 KIRKWOOD HWY	R-1 RESIDENTIAL	MU MIXED USE
1900400539	805 KIRKWOOD HWY	R-1 RESIDENTIAL	MU MIXED USE
1900400693	806 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400538	807 KIRKWOOD HWY	R-1 RESIDENTIAL	MU MIXED USE
1900400694	810 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400695	812 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400696	814 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400697	816 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400553	900 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400554	902 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400555	904 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400556	906 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400557	908 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400558	910 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400559	912 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400560	916 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400561	918 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400562	920 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400563	922 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400564	924 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400565	926 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400566	930 KIRKWOOD HWY	CC COMMUNITY COMMERCIAL	MU MIXED USE



PARCELNO	ADDRESS	CURRENT ZONING	PROPOSED ZONING
1900400543	1 LEECH AVE	R-1 RESIDENTIAL	MU MIXED USE
1900400548	2 LEECH AVE	R-1 RESIDENTIAL	MU MIXED USE
1900400542	3 LEECH AVE	R-1 RESIDENTIAL	MU MIXED USE
1900400549	4 LEECH AVE	R-1 RESIDENTIAL	MU MIXED USE
1900400550	6 LEECH AVE	R-1 RESIDENTIAL	MU MIXED USE
1900400551	8 LEECH AVE	R-1 RESIDENTIAL	MU MIXED USE
1900400378	3 LINDEN AVE	R-1 RESIDENTIAL	MU MIXED USE
1900400429	4 LINDEN AVE	R-1 RESIDENTIAL	MU MIXED USE
1900400368	3 LOCUST AVE	R-1 RESIDENTIAL	MU MIXED USE
1900400375	4 LOCUST AVE	R-1 RESIDENTIAL	MU MIXED USE
1900400367	5 LOCUST AVE	R-1 RESIDENTIAL	MU MIXED USE
1900500072	400 NEW RD	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900500021	401 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900500022	403 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900500071	404 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900500070	406 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900500069	408 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900500023	409 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900500068	410 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900500067	412 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900500060	500 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900500024	501 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900500025	503 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900500059	504 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900500026	505 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900500027	507 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900500058	508 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900500028	509 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900500057	510 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900500029	511 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900500030	513 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900500031	515 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900500049	600 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900500008	601 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900500396	601 A NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900500048	602 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900500007	603 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900500041	606 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900500033	700 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900500032	702 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900400544	706 NEW RD	R-1 RESIDENTIAL	MU MIXED USE

PARCELNO	ADDRESS	CURRENT ZONING	PROPOSED ZONING
1900400076	707 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900400782	707 1/2 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900400075	709 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900400074	711 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900400545	716 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900400546	718 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900400547	720 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900400530	800 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900400066	801 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900400065	803 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900400531	804 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900400064	805 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900400532	806 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900400533	808 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900400775	900 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900400063	901 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900400774	902 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900400767	911 NEW RD	R-1 RESIDENTIAL	MU MIXED USE
1900400062	915 NEW RD	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400062	915 NEW RD	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400534	916 NEW RD	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400535	918 NEW RD	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400536	920 NEW RD	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400537	922 NEW RD	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900500092	100 NORTHERN AVE	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900500093	102 NORTHERN AVE	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900500062	3 NORTHERN AVE	R-1 RESIDENTIAL	MU MIXED USE
1900500066	4 NORTHERN AVE	R-1 RESIDENTIAL	MU MIXED USE
1900500065	6 NORTHERN AVE	R-1 RESIDENTIAL	MU MIXED USE
1900500063	7 NORTHERN AVE	R-1 RESIDENTIAL	MU MIXED USE
1900400148	1 OAK AVE	R-1 RESIDENTIAL	MU MIXED USE
1900400218	2 OAK AVE	R-1 RESIDENTIAL	MU MIXED USE
1900500034	1 OHIO AVE	R-1 RESIDENTIAL	MU MIXED USE
1900500137	101 OHIO AVE	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900500136	103 OHIO AVE	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900500040	2 OHIO AVE	R-1 RESIDENTIAL	MU MIXED USE
1900500035	3 OHIO AVE	R-1 RESIDENTIAL	MU MIXED USE
1900500039	4 OHIO AVE	R-1 RESIDENTIAL	MU MIXED USE
1900500036	5 OHIO AVE	R-1 RESIDENTIAL	MU MIXED USE
1900500360	99 OHIO AVE	R-1 RESIDENTIAL	MU MIXED USE
1900500173	203 OLD DUPONT RD	HD HIGHWAY DEVELOPMENT	CC COMMUNITY COMMERCIAL

PARCELNO	ADDRESS	CURRENT ZONING	PROPOSED ZONING
1900500378	209 OLD DUPONT RD	HD HIGHWAY DEVELOPMENT	CC COMMUNITY COMMERCIAL
1900500172	301 OLD DUPONT RD	HD HIGHWAY DEVELOPMENT	CC COMMUNITY COMMERCIAL
1900500358	407 OLD DUPONT RD	HD HIGHWAY DEVELOPMENT	CC COMMUNITY COMMERCIAL
1900900009	411 OLD DUPONT RD	HD HIGHWAY DEVELOPMENT	CC COMMUNITY COMMERCIAL
1900900010	501 OLD DUPONT RD	HD HIGHWAY DEVELOPMENT	CC COMMUNITY COMMERCIAL
1900400039	2 POPLAR AVE	R-1 RESIDENTIAL	MU MIXED USE
1900400038	2 1/2 POPLAR AVE	R-1 RESIDENTIAL	MU MIXED USE
1900400030	3 POPLAR AVE	R-1 RESIDENTIAL	MU MIXED USE
1900400060	3 SANDERS RD	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400010	1 SPRUCE AVE	R-1 RESIDENTIAL	MU MIXED USE
1900400024	2 SPRUCE AVE	R-1 RESIDENTIAL	MU MIXED USE
1900400011	3 SPRUCE AVE	R-1 RESIDENTIAL	MU MIXED USE
1900400023	4 SPRUCE AVE	R-1 RESIDENTIAL	MU MIXED USE
1900400312	2 TAMARACK AVE	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400313	4 TAMARACK AVE	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900400003	3 WALNUT AVE	R-1 RESIDENTIAL	MU MIXED USE
1900400002	8 WALNUT AVE	R-1 RESIDENTIAL	MU MIXED USE
1900500054	10 WESTERN AVE	R-1 RESIDENTIAL	MU MIXED USE
1900500106	100 WESTERN AVE	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900500122	101 WESTERN AVE	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900500107	102 WESTERN AVE	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900500120	103 1/2 WESTERN AVE	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900500119	105 WESTERN AVE	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900500119	105 WESTERN AVE	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900500044	11 WESTERN AVE	R-1 RESIDENTIAL	MU MIXED USE
1900500053	12 WESTERN AVE	R-1 RESIDENTIAL	MU MIXED USE
1900500052	14 WESTERN AVE	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900500043	15 WESTERN AVE	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900500051	16 WESTERN AVE	CC COMMUNITY COMMERCIAL	MU MIXED USE
1900500047	5 WESTERN AVE	R-1 RESIDENTIAL	MU MIXED USE
1900500056	6 WESTERN AVE	R-1 RESIDENTIAL	MU MIXED USE
1900500374	6 WESTERN AVE	R-1 RESIDENTIAL	MU MIXED USE
1900500046	7 WESTERN AVE	R-1 RESIDENTIAL	MU MIXED USE
1900500055	8 WESTERN AVE	R-1 RESIDENTIAL	MU MIXED USE
1900500045	9 WESTERN AVE	R-1 RESIDENTIAL	MU MIXED USE