

ZONING

197 Attachment 1

City of Lewes
Table of Permitted Uses and Structures
[Amended 5-20-2013; 11-9-2015; 8-14-2017; 9-11-2017; 5-14-2018; 8-13-2018; 9-10-2018; 9-14-2020; 11-9-2020; 5-24-2021; 5-22-2023; 9-9-2024]

Key
Blank Not permitted
P Permitted use
SE Special exception required
CU Conditional use required

	OS	R-1	R-2 and R-2(H)	R-3 and R-3(H)	R-4 and R-4(H)	R-5	LC and LC(H)	TC and TC(H)	GC	MC	C/H	CF(E)	CF (HC)	CF	I	AX-RES	AX-MIX
	Open Space	Suburban	Residential Low-Density and Residential Low-Density (Historic)	Residential Beach and Residential Beach (Historic)	Residential Medium-Density and Residential Medium-Density (Historic)	Mixed Housing	Limited Commercial and Limited Commercial (Historic)	Town Center and Town Center (Historic)	General Commercial	Marine Commercial	Cultural/Historic	Community Facilities (Educational)	Community Facilities (Health Care)	Community Facilities	Industrial	Annexation Residential	Annexation Mix
Uses and Structures																	
Agriculture-related																	
Agriculture ¹														P		P	P
Beekeeping	P	P	P	P	P	P	P	P	P	P		P	P	P		P	P
Community garden	P	P	P		P	P					P			P		SE	SE
Residential																	
Bed-and-breakfast			SE	SE	SE		SE	SE	SE	SE						SE	SE
Dwelling, attached ²						P	P	P								P	P
Dwelling, detached ³		P	P	P	P	P	P	P								P	P
Dwelling, multiple-family						P		P									P
Dwelling, townhouse ²						P	P									P	P
Dwelling, two-family ²					CU	P										P	P
Dwelling, single-family detached, including modular and manufactured ⁵		P	P	P	P	P	P	P									
Dwelling, single-family detached, including modular																P	P
Dwelling, single-family detached, manufactured ⁴																CU	CU
Dwelling unit, apartment in conjunction with commercial use and only on floors above street level							P	P	P	P							P
Dwelling unit, accessory ¹³		P	P	P	P	P											
Home-based business		P	P	P	P	P	P	P		P						P	P
Hotel or motel								P	P	P							
Manufactured home park			CU ¹⁰														
Sales and rental of goods, merchandise, and equipment																	
Restaurants								P	P	P							P
Restaurants, above street level									CU	P							CU
Retail sales establishments, 10,000 square feet or less	CU						P	P	P	P	CU			CU	P		CU
Retail sales establishments, 10,001 square feet or more ⁵										P							CU
Shopping center ⁵										P							CU

LEWES CODE

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	Open Space	Suburban	Residential Low-Density and Residential Low-Density (Historic)	Residential Beach and Residential Beach (Historic)	Residential Medium-Density and Residential Medium-Density (Historic)	Mixed Housing	Limited Commercial and Limited Commercial (Historic)	Town Center and Town Center (Historic)	General Commercial	Marine Commercial	Cultural/Historic	Community Facilities (Educational)	Community Facilities (Health Care)	Community Facilities	Industrial	Annexation Residential	Annexation Mix
Uses and Structures																	
Wholesale trade establishments									P	P							
Office, clerical, research, and services																	
Bank								P	P	P							CU
Service establishments, business								P	P	P							CU
Offices, on street level	CU						P		P	P				CU			CU
Offices, on floors above street level	CU						P	P	P	P				CU			CU
Service establishments, personal							P	P	P	P							CU
Service establishments, retail								P	P	P							CU
Service establishments, social, street level	CU						P		P	P				CU			CU
Service establishments, social, on any floors above street level	CU						P	P	P					CU			CU
Manufacturing and related enterprises																	
Manufacturing activities, except as otherwise prohibited															SE		
Research and development														P	P		CU
Craft distillery and microbrewery									P ¹²						P ¹²		
Educational, cultural, religious, philanthropic, social, fraternal																	
Clubs and fraternal and social organizations ⁶				P ⁶			SE	P	P	P				CU			P
Public service organizations	CU			SE			SE	P	P	P				CU			P
Colleges and universities												P					P
Country club				SE													P
Library								P	P		P			P			P
Museum								P	P	P	P			P			P
Places of worship		P	P	P	P	P	P	P	P	P	P	P	P	P	P		P
Schools, private				SE					SE			P		SE			P
Schools, public												P		P			P
Public library	P																
Recreation, amusement, entertainment																	
Recreation facility ⁷									P							P	P
Theater									P								CU
Institutional care, confinement, medical facilities																	
Day-care center, adult													SE				P
Day-care center, child (7 or more)							CU		P							CU	CU
Child-care home, family (1 to 6 children)		CU		CU	CU	CU	CU									CU	CU
Hospital													P				P
Medical clinic							P		P								P
Nursing and care facilities													P				P
Surgical center							P		P				P				P
Storage, parking, vehicles																	
Automobile repair services									SE								
Automobile sales									SE								
Gasoline station									SE								

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Uses and Structures																	
Gasoline station and convenience center									SE	SE							
Parking facility								P	P	P			P				CU
Public, semipublic, emergency, homeland security																	
Community center, public									P		P			P			CU
Government facilities and services, local	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P
Government facilities and services, nonlocal	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		CU
Parks and open space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public safety facilities		P	P	P	P	P	P	P	P	P	P	P	P	P	P		P
Public utility service facilities		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public utility service lines	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Wireless facilities ¹¹																	
Recreation facility, public			P						P					P			P
Not listed elsewhere																	
Accessory uses, see § 197-46	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Cemeteries		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE
Gazebo ⁸	P															P	P
Marina ⁹	P									P							
Residential planned community (RPC)																	CU

NOTES:

¹ Agriculture is for growing crops only.

² In the AX-RES and AX-MIX Zones attached, townhouse and two-family dwellings shall use the cluster option only; otherwise, they are not permitted in those zones.

³ Provided that no more than one principal residential building shall be permitted on a single lot.

⁴ A pad and permanent foundation is required.

⁵ In the AX-RES and AX-MIX Zones, up to 20,000 square feet.

⁶ The minimum lot size for clubs and fraternal and social organizations in the R-3 and R-3(H) districts shall be 25,000 square feet.

⁷ Noncommercial recreational facilities only.

⁸ Within the OS and OS(H) Zones along the Lewes-Rehoboth Canal, a gazebo is permitted if located within 10 feet of the mean high-water line.

⁹ Within the OS and OS(H) Zones along the Lewes Rehoboth Canal, a maximum of four slips shall be permitted per lot.

¹⁰ Not permitted in the Residential Low-Density (Historic) District.

¹¹ Wireless facilities permitted in accordance with § 197-83B.

¹² Permitted in accordance with § 197-45.

¹³ Permitted in accordance with § 197-46.1.