

# Property Summary



Delaware



#### **OFFERING SUMMARY**

Sale Price: \$2,142,350

Lot Size: 61.51 Acres

Zoning: Lt. Industrial

Market: Eastern Shore of

Price / SF: \$0.80

#### **PROPERTY OVERVIEW**

61.51 acres of land on US Rt. 13 just north of Delmar, DE. Zoning permits a wide variety of uses including commercial uses and office uses as permitted in any business or commercial district, light manufacturing, wholesale and warehousing.

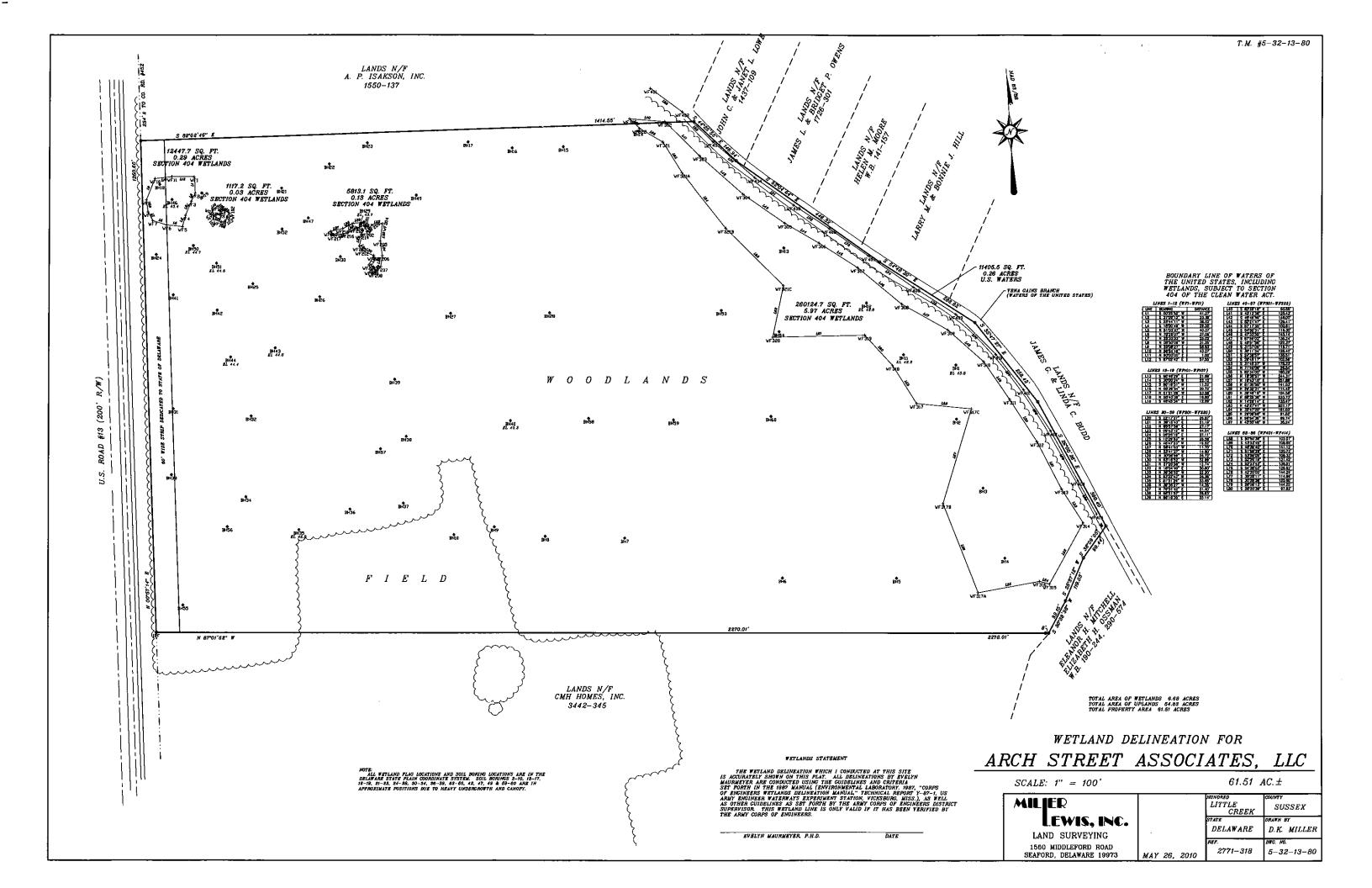
Located on busy, high-traffic US Rt. 13 northbound. Property offers approximately 1,200' on Rt. 13. Located on the north side of Delmar, DE, approximately 60 miles to Dover, DE and 100 miles to Wilmington, DE.

#### **PROPERTY HIGHLIGHTS**

- 61.51 Acres
- 1,200'+ frontage on US Rt. 13
- Zoned Lt. Industrial which permits all commercial & business uses

# Additional Photos





Sussex County, DE Tuesday, December 31, 2013

# Chapter 115. ZONING

## Article XIV. LI-2 Light Industrial District

### § 115-101. Purpose.

The purpose of this district is to provide for a wide variety of light manufacturing, fabricating, processing, wholesale distributing and warehousing uses appropriately located for access by major thoroughfares or railroads. Commercial uses and open storage of materials are permitted, but new residential development is excluded.

#### § 115-102. Permitted uses.

A. A building or land shall be used for the following purposes, consisting of general light industrial, warehousing and storage uses, including certain open or enclosed storage of products, materials and vehicles, and including the following uses and any similar uses which are not likely to create any more offensive noise, vibration, dust, heat, smoke, odor, glare or other objectionable influences than the minimum amount normally resulting from other uses listed, such listed uses being generally wholesale establishments, service industries and light industries that manufacture, process, store and distribute goods and materials and are, in general, dependent on raw materials refined elsewhere, and manufacture, compounding, processing, packaging or treatment, as specified, of the following products or similar products:

Agricultural, business, commercial or office uses permitted in any business or commercial district

Agriculture or farm implements, manufacture, sale, storage or repair

Aircraft and aircraft parts

Aluminum extrusion, rolling, fabrication and forming

Animal hospital, or animal pounds

Animal, poultry and bird raising, commercial

Any use permitted in the LI-1 District

Automobiles, trucks, buses, truck trailers, motorcycles and bicycles, repair and assembly; transmission repair service

Bakery products, wholesale (manufacturing permitted)

Bedding (mattress, pillow and quilt)

Beverage blending and bottling (all types), but not distilling

Blacksmith shops, not including gas- and steam-fitting shops

Boat manufacture and repair (vessels less than five tons), boat sales, service, storage or rentals

Building materials (cement, lime in bags or containers, sand, gravel, stone, lumber, structural or reinforcing steel, pipe and the like), storage and sales, open or enclosed, but not manufacture or steel fabricating or junk storage

Button manufacture

Carbon paper and inked ribbon manufacture

Carpets, rugs and mats, including cleaning

Cigar and cigarette manufacture

Cleaning and dyeing of garments, hats and rugs

Coal and coke storage and sales

Commercial greenhouses, wholesale or retail, and nurseries for growing of plants, trees and shrubs, including a building for sale of products produced on the premises

Condensed and evaporated milk, processing and canning

Contractors' shops and storage yards or equipment rental

Cosmetics and toiletries, perfumes (compounding only)

Dairy operations and dairy products, ice cream and cheese

Dwellings for resident watchmen and caretakers employed on the premises

Electrical appliances or electronic apparatus, medical, optical or drafting equipment, toys, games and musical instruments manufacture or assembly

Exterminating establishments

Farms and farming

Fertilizer storage in bags or bulk storage of liquid or dry fertilizer in tanks or in a completely enclosed building, but not manufacture or processing

Fireplace logs

Fish, shrimp, crab, clam, oyster and other seafood processing, packing or storing, except fish curing or smoking

Food products manufacture, processing and packaging of such products as candy, chewing gum, cocoa products, coffee, tea and spices, macaroni and noodles

Foundry products manufacture (electrical only)

Fruit and vegetable processing (including canning, preserving, drying and freezing)

Furniture (wood, reed, rattan, metal and plastic)

Grain blending and packaging, but not milling

Heating, ventilating, cooling and refrigeration supplies and appliances

Ice manufacture, including dry ice

Industrial vocational training schools, including internal-combustion engines

Ink manufacturing (mixing only)

Insecticides, fungicides, disinfectants and related industrial and household chemical elements (blending only)

Kennels, boarding or otherwise

Knitting, weaving, printing, finishing of textiles and fibers into fabric goods or clothing, hats or hosiery

Laboratories, research or experimental, but not including combustionengine testing

Laundries and linen service

Leather goods manufacture, but not including tanning operations

Livery stables and riding academies

Machinery manufacture and machine shops

Manufactured home and modular-home manufacturing

#### [Amended 10-12-2010 by Ord. No. 2152]

Meat products, packing and processing (not slaughtering)

Metal products manufacture, such products as bolts, nails, staples, needles, pins, metal containers, ornamental iron fabrication, silverware and plated wire

Oleomargarine (compounding and packing only)

Pharmaceutical products and drugs

Planning and millwork, lumberyard

Plating, electrolytic process

Plumbing supplies manufacture, sale or storage

Poultry packing and slaughtering (wholesale)

Printing, publishing and engraving, photographic processing or blueprinting

Pulp goods, pressed or molded (including paper mache products)

Radiator repair, cleaning and flushing

Radio or television broadcasting stations, studios, offices and towers

Railroad switching yards, primarily for railroad service in the district, team tracks and spur tracks

Research centers

Rubber and synthetic treated fabrics (excluding all rubber and synthetic processing)

Sheet metal products, ductwork and containers

Shipping containers (corrugated board, fiber or wire-bound)

Sign fabrication and painting shops

Soap, washing or cleaning, powder or soda (compounding only)

Telephone central offices, including outdoor storage and repair facilities

Telephone stations or booths, including drive-in or talking-from-car stations

Theaters, including open-air drive-in theaters

Tire retreading, recapping and vulcanizing shops

Tools, dies and hardware products and firearms

Trailer and truck body assembly

Truck and transfer terminals, freight

Vitreous enameled products

Warehouses, wholesale houses and distributors and wholesale markets

Welding or soldering shops

Wood products manufacture, including baskets, boxes, crates, barrels and veneer

Yarn, threads, cordage and industrial fibers

B. Where, in the judgment of the Commission, a use is not specifically referenced but is similar to those listed as permitted, it may be permitted by approval of the Commission.

### § 115-103. Permitted accessory uses.

Permitted accessory uses shall be as follows:

- A. Storage of goods or materials used in or produced by permitted commercial and industrial uses or related activities, subject to applicable district regulations.
- B. A single-family dwelling or single-family manufactured home accessory to a farm of 10 acres or more.

#### [Amended 3-25-1997 by Ord. No. 1131; 10-12-2010 by Ord. No. 2152]

C. A wind turbine which meets § 115-194.4 as a permitted use.

#### [Amended 9-13-2011 by Ord. No. 2213]

## § 115-104. Conditional uses.

The following uses may be permitted as conditional uses when approved in accordance with the provisions of Article XXIV of this chapter:

- A. Airports, heliports, helistops and landing fields or seaplane bases, provided that they shall comply with the recommendations of the Federal Aviation Administration.
- B. Bus terminals.
- C. Excavation or backfilling of borrow pits, extraction, processing and removal of sand, gravel or stone, stripping of topsoil (but not including stripping of sod) and other major excavations other than for construction of swimming pools and foundations for buildings and other than

those approved in connection with a street, subdivision or planned residential development. See § 115-172B.

- D. Public or governmental buildings and uses, including schools, parks, parkways, playgrounds and public boat landings.
- E. Public utilities or public service uses, buildings, generating or treatment plants, pumping or regulator stations, substations and transmission lines utilizing multilegged structures, but not telephone central offices.

# § 115-105. Special use exceptions.

Special use exceptions may be permitted by the Board of Adjustment and in accordance with the provisions of Article XXVII of this chapter and may include:

A. Temporary and conditional permits for a period, not to exceed five years, such period to be determined by the Board, for the following uses:

Archery ranges

Asphalt batching plants or concrete batching plants

Commercial dog kennels

Miniature golf courses or driving ranges *Editor's Note: The former entry reading "Nonaccessory tents for special purposes," which immediately followed this entry, was repealed 11-10-1992 by Ord. No. 863. See now the entry beginning with "Tents."* 

Outdoor display or promotional activities at shopping centers or elsewhere

Pony rings

Raising for sale of birds, bees, rabbits and other small animals, fish and other creatures

Riding academies, public stables or private stables

Rifle or pistol ranges, trap or skeet shooting

Sawmills for cutting timber grown on the premises

Temporary buildings for use as a sales or rental office for an approved real estate development or subdivision

Tents for special purposes for a period exceeding three days. The Director may, without requiring an application for a special use exception, grant approval for a tent for a special purpose (revival, reception, tent sale as an accessory to a business or commercial use, or other similar activities). If approved by the Director, a tent for special

purposes may be utilized on a parcel no more than three times in a calendar year.

#### [Added 11-10-1992 by Ord. No. 863]

Use of a manufactured-home-type structure for any business, commercial or industrial use or residence for a caretaker or watchman

[Amended 3-5-1991 by Ord. No. 750; 10-12-2010 by Ord. No. 2152]

- B. Exceptions to parking and loading requirements as follows:
  - (1) Off-street parking areas, adjacent to or at a reasonable distance from the premises on which parking areas are required by the parking regulations of Article XXII, where practical difficulties, including the acquisition of property, or undue hardships are encountered in locating such parking areas on the premises and where the purpose of these regulations to relieve congestion in the streets would best be served by permitting such parking off the premises.
  - (2) Waiver or reduction of the parking and loading requirements in any district whenever the character or use of the building is such as to make unnecessary the full provision of parking or loading facilities.
  - (3) Waiver or reduction of loading space requirements where adequate community loading facilities are provided.
  - (4) Waiver or reduction of loading space requirements for uses which contain less than 10,000 square feet of floor area where construction of existing buildings, problems of access or size of lot make impractical the provision of required loading space.
- C. Other special use exceptions as follows:
  - (1) Cemeteries for pets.
  - (2) (Reserved) Editor's Note: Former Subsection C(2), which listed frog or fish farms, was repealed 11-26-1991 by Ord. No. 806.
  - (3) The alteration, extension or replacement of a nonconforming manufactured home, subject to the provisions of § **115-196**.

#### [Amended 10-12-2010 by Ord. No. 2152]

D. Structures of mixed use, commercial and residential, subject to the provisions of Articles IV through XX and § 115-219.

# § 115-106. Permitted signs.

[Amended 10-3-1989 by Ord. No. 61912-2-2008 by Ord. No. 2008]

See Article XXI, § 15-159.5, for signs permitted in the LI-2 Light Industrial District and other regulations relating to signs.

## § 115-107. Height, area and bulk requirements.

A. Minimum lot size. Minimum lot size shall be as follows:

Use	Area (square feet)	Width (feet)	
All uses	43,560 (1 acre)	150	200

B. Minimum yard requirements. Minimum yard requirements shall be as follows:

Use	Depth of Front	Width of Side	Depth of Rear
	Yard	Yard	Yard
	(feet)	(feet)	(feet)
All uses	50	20	20*

<sup>\*</sup>NOTE: See also the table of district regulations at the end of this chapter.

C. Maximum height requirements. Maximum height requirements shall be as follows:

#### [Amended 10-31-1995 by Ord. No. 1062]

Use	Feet
All uses	52

#### § 115-108. Reference to additional regulations.

The regulations contained in this Article are supplemented or modified by regulations contained in other Articles of this chapter, especially the following:

Article I, § 115-4, Definitions and word usage

Article XXI, Signs

Article XXII, Off-Street Parking

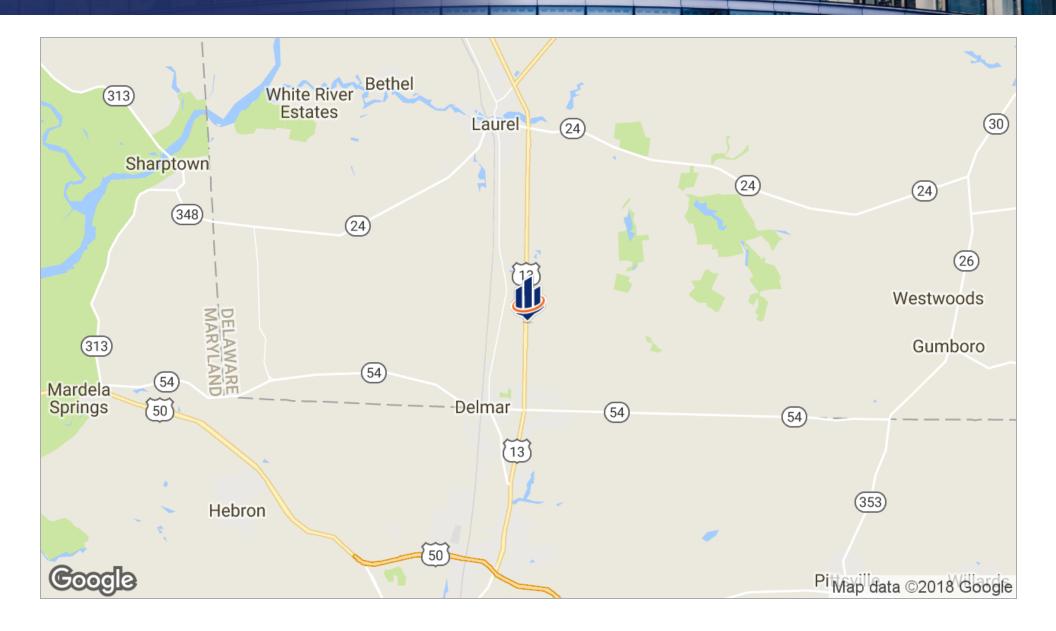
Article XXIII, Off-Street Loading

Article XXIV, Conditional Uses

Article XXV, Supplementary Regulations

Article XXVII, Board of Adjustment

# Location Maps



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