



Town of Ellendale

Sussex County, Delaware

Map 1 - Official Zoning Map

Zoning

- R-1 Single-Family Residential Use District
- R-2 Single-Family Residential Use District
- R-3 General and Multifamily Residential District
- RB Residential-Business Use District
- C Commercial Use District
- R-S Railroad Square Use District
- Railroad Square
- Town of Ellendale
- Parcel Boundaries
- Major Routes
- Streets
- Rail Lines
- Major Rivers

This is to certify that this is the Official Zoning of the Town of Ellendale as referred to in Article 3 of the Town of Ellendale Zoning Ordinance.

President, Town of Ellendale Town Council

Town Secretary, Town of Ellendale

August 18, 2021



Sources:
Zoning - Provided by the Town of Ellendale and created by the University of Delaware Institute for Public Administration, 02/10/2021.
Municipal Boundaries - Delaware Office of State Planning Coordination (OMB), FirstMap 02/2021.
Roads - DelDOT, FirstMap, 02/2021.
Rivers - Sussex County, Delaware, 02/2021.
Parcel Boundaries - Sussex County, Delaware, 02/2021.
Hydrology - USGS and National Hydrography Dataset (NHD) flowline, USGS and EPA, FirstMap 02/2021.

Note:
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ZONING ORDINANCE OF THE TOWN OF ELLENDALE, DELAWARE

ZONING ORDINANCE OF THE TOWN OF ELLENDALE THE TOWN OF ELLENDALE, SUSSEX COUNTY, DELAWARE

SECTION 5.1

DIMENSIONAL REQUIREMENTS AND DENSITY CONTROL TABLE

District	Maximum Height/ Stories	Minimum Lot Area ¹	Maximum Lot Coverage	Front Yard Setback ²	Side Yard Setback	Rear Yard Setback	Minimum Width	Minimum Depth
R-1	42 3	9,600	40	30	10	15	60	160
R-2	42 3	4,000	60	20	8 ³	10	40	60
R-3	SEE SECTION 4.3.3							
R-B ⁴	35 3	9,600 ⁵	60	20	10	10	60	160
C-1	35 3	9,600	None	30	20	10	60	160
C-2	45 4	7,200	None	10	10	10	60	100
C-3	75 7	None	None	40	10	10	None	None
R-S ⁶	35 3	9,600	None	0	0	10	60	160

¹ Within Clustered Projects, minimum lot size is 4,000 square feet.

² Along streets where existing buildings have a variety of front yard setbacks, the setback for a new building may be the average of the existing setbacks.

³ With respect to the one wall in common with one adjacent living unit, no side yard shall be required for any semidetached dwelling or two-family dwelling; provided, however, that any semidetached or two-family dwelling shall have a minimum side yard.

⁴ Residence above Retail Shops is permitted as a Mixed-Use in the R-B and R-S Use Districts.

⁵ Minimum Lot Size Per Unit for a Duplex or Multi-family Dwelling in the R-B District is 5,000 square feet.

⁶ Residence above Retail Shops is permitted as a Mixed-Use in the R-B and R-S Use Districts.