



## **FAQ: City of Rehoboth Beach Charrette Week & Zoning Code Update**

### **What is happening this week?**

This week is a multi-day public planning workshop (“charrette”) where residents, business owners, and visitors help shape proposed updates to the City’s zoning code. The process is led by Dover, Kohl & Partners, the planning firm hired by the City of Rehoboth Beach. Activities include hands-on workshops, open studio hours, a walking tour, focus meetings, and a public presentation to the Board of Commissioners on July 17.

### **Who can attend?**

Everyone. Residents, business owners, community stakeholders, and visitors are all encouraged to participate.

### **Do I need to RSVP or sign-up? How many sessions do I need to attend? What if I need to come in late or leave early?**

This is completely flexible. Nothing is required of anyone. You can come to one session, or all of them. You can come in late, leave early, it’s completely up to you. If there’s a specific topic that interests you in a focus group, you can come for that and no others. You can go on the walking tour and not stay for the discussion or just come to the discussion if you have walked around here enough, or both. If there’s a focus topic that interests you and you can’t attend that session, you can come to an open session and bring it up there. Again, it’s all completely up to you. There’s no sign-ups or RSVPs. This isn’t meant to monopolize anyone’s time, but we are happy to have people spend as much time participating as they can/are able to or interested in doing.

### **What happens during Open Studio sessions?**

Open Studio hours are drop-in times where anyone can talk with planners, architects, zoning experts, and affordable-housing specialists. You can share ideas, concerns, or specific issues related to zoning, architectural character, the environment, safety, and more. Representatives from the Delaware State Housing Authority and Smart Growth America may also be available.

### **What will the kickoff on Monday look like?**

The Convention Center will have several tables staffed by members of the Dover Kohl team, each with different expertise. “Base maps” (aerial maps of the City, particularly commercial areas) will be available for discussion. You can stop by any time during Open Studio hours to share comments, identify problem areas, or highlight opportunities.

### **What focus meetings are scheduled?**

The following topic-specific sessions will be held:

- Tuesday, 1:00 p.m. – Public Works & Infrastructure
- Tuesday, 2:30 p.m. – Streets & Safety
- Wednesday, 9:00 a.m. – Business Owners
- Wednesday, 1:00 p.m. – Affordable Housing (DSHA Technical Assistance Program)
- Wednesday, 2:30 p.m. – Comprehensive Development Plan Update (Wallace Montgomery)
- Thursday, 9:00 a.m. – Homeowners Associations & Residents
- Thursday, 1:00 p.m. – Architectural Character
- Thursday, 2:30 p.m. – Natural Environment

If you can't attend a specific session, you're still welcome at any Open Studio time.

### **How does this relate to the Comprehensive Development Plan (CDP) and the City's Strategic Plan?**

The CDP and Strategic Plan outline the community's long-term vision and goals. The zoning code is the tool that implements them. This week's work will help determine how the City's zoning code should be updated to support the CDP, the Strategic Plan, and other studies (such as the parking and transportation study).

### **Is this effort focused only on the commercial zoning district?**

Yes. This initiative is primarily focused on clarifying and improving the commercial zoning code, which has been found to be ambiguous and difficult to interpret. However, if participants wish to discuss residential topics, they will not be turned away.

### **Why is the City doing this now?**

A year and a half ago, the City identified that ambiguity in the commercial zoning code was leading to slow and inconsistent development review processes. This update aims to remove that ambiguity and reflect community input. The timing also aligns with the required five-year CDP update.

**What is Reimagine Rehoboth?**

“Reimagine Rehoboth” is the term used to describe the overall effort to modernize the City’s zoning code and integrate ideas and goals from the CDP, Strategic Plan, and other studies. Charrette Week is one part of this larger initiative.

**Does multi-family housing fall under this effort?**

The focus is on the commercial district, but anyone who wishes to discuss residential or multi-family housing issues is welcome to do so.