



CHARRETTE WEEK

ZONING CODE UPDATE WORK IN PROGRESS



TODAY'S AGENDA

1. Welcome
2. Recap: Overview & Process this week
3. What We Heard
4. Design Matters: Initial strategy to regulate variety in building character & form
5. Initial thoughts about building heights and parking
6. Parallel DSHA pilot project to study housing solutions
7. Next Steps

OVERVIEW & PROCESS THIS WEEK

OUR TASK THIS WEEK



2020 Rehoboth Beach Comprehensive Development Plan

City of Rehoboth Beach
Rehoboth Beach, Delaware



Recommended by the Planning Commission May 13, 2022
Adopted by the Board of Commissioners June 28, 2022
Certified by the Governor as of June 28, 2022

COMPREHENSIVE DEVELOPMENT PLAN

City of Rehoboth Beach, DE > Code 2026-06-08 > The Code > Part II General Legislation > Chapter 270 Zoning

- ▼ Part II General Legislation
 - > Ch 74 Advertising
 - > Ch 79 Aircraft
 - > Ch 83 Alcoholic Beverages
 - > Ch 88 Animals
 - > Ch 92 Automobiles, Vehicles and Traffic
 - > Ch 95 Beaches
 - > Ch 98 Boardwalk
 - > Ch 102 Building Construction
 - > Ch 105 Buildings, Demolition of
 - > Ch 109 Buildings, Moving of
 - > Ch 112 Buildings, Numbering of
 - > Ch 116 Burning, Open-Air
 - > Ch 120 Businesses
 - > Ch 123 Camping and Trailers
 - > Ch 126 Civil Offenses
 - > Ch 129 Condominiums
 - > Ch 134 Dance Halls or Dance Clubs
 - > Ch 138 (Reserved)
 - > Ch 143 Entertainment
 - > Ch 148 Farmers Market
 - > Ch 152 (Reserved)
 - > Ch 155 Fishing and Boating
 - > Ch 159 Flood Damage Reduction
 - > Ch 162 Food and Food Establishments
 - > Ch 171 Housing Standards
 - > Ch 183 Massage Businesses
 - > Ch 189 Noise
 - > Ch 194 Parking
 - > Ch 195 Parks and Recreation
 - > Ch 198 Peace and Good Order
 - > Ch 202 (Reserved)
 - > Ch 206 Pools
 - > Ch 208 Property Maintenance
 - > Ch 210 Residential Rentals
 - > Ch 215 Restaurants
 - > Ch 220 Sewers and Water
 - > Ch 224 Smoking, Outdoor
 - > Ch 227 Solid Waste
 - > Ch 230 Special Events and Expressive Activity
 - > Ch 232 Streets and Sidewalks
 - > Ch 236 Subdivision of Land and Site Plan Review
 - > Ch 241 Tattoo and Body Piercing Establishments
 - > Ch 245 Taxation
 - > Ch 250 Transportation, Public
 - > Ch 253 Trees
 - > Ch 258 Vehicles and Traffic
 - ▼ Ch 270 Zoning

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Chapter 270 Zoning

[HISTORY: Adopted by the Commissioners of the City of Rehoboth Beach 9-13- applicable.]

GENERAL REFERENCES

Planning Commission — See Ch. 51.
Advertising signs — See Ch. 74.
Flood hazard areas — See Ch. 159.
Subdivision of land — See Ch. 236.

ATTACHMENTS

Attachment 1 - Table of Use Regulations
Attachment 2 - Table of Sign Requirements Per Zoning District

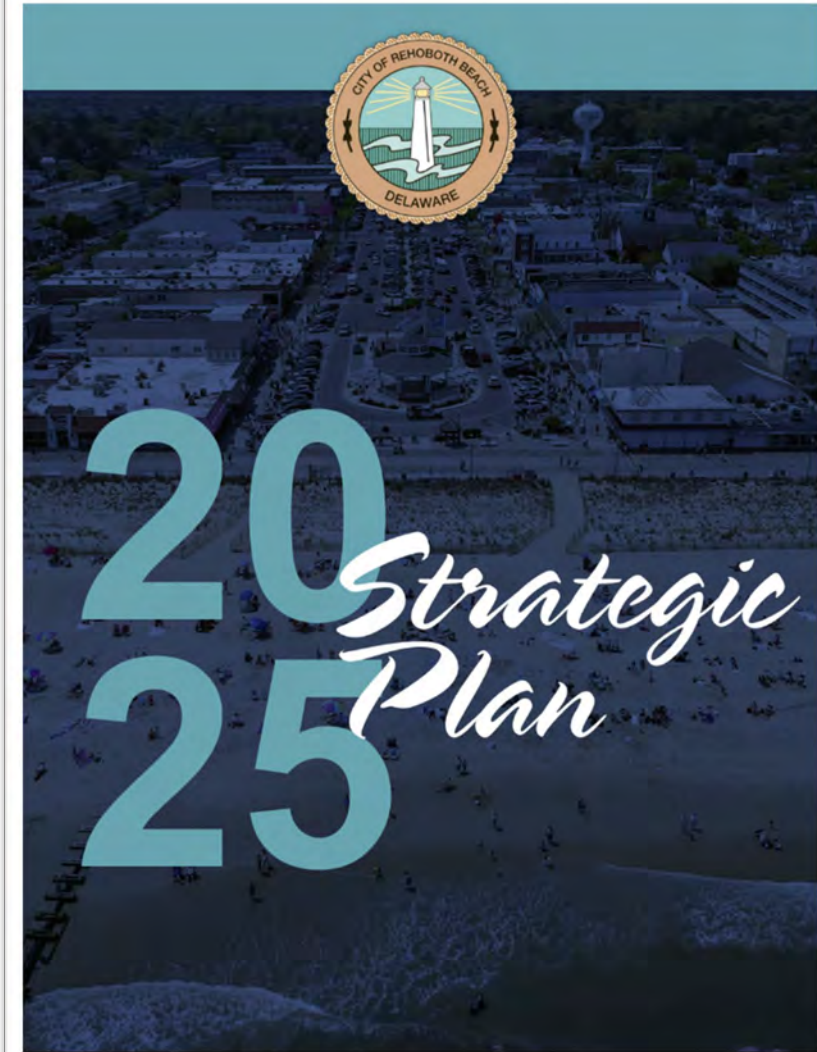
Article I General Provisions

- ☐ § 270-1 Purpose.
- ☐ § 270-2 Title; Zoning Map.
- ☐ § 270-3 Scope.
- ☐ § 270-4 Definitions.
- ☐ § 270-5 Construal of provisions; higher standards to govern.
- ☐ § 270-6 Designation of districts.
- ☐ § 270-7 Zoning Map.
- ☐ § 270-8 District boundaries.
- ☐ § 270-9 Areas not shown on Zoning Map; annexed areas.

Article II Use Regulations

- ☐ § 270-10 R-1(S) District.
- ☐ § 270-11 R-1 District.
- ☐ § 270-12 R-2 District.
- ☐ § 270-13 C-1 District.
- ☐ § 270-14 C-2 District.
- ☐ § 270-15 C-3 District.
- ☐ § 270-15.1 ER District
- ☐ § 270-16 CM District.
- ☐ § 270-17 O-1 District.

ZONING CODE

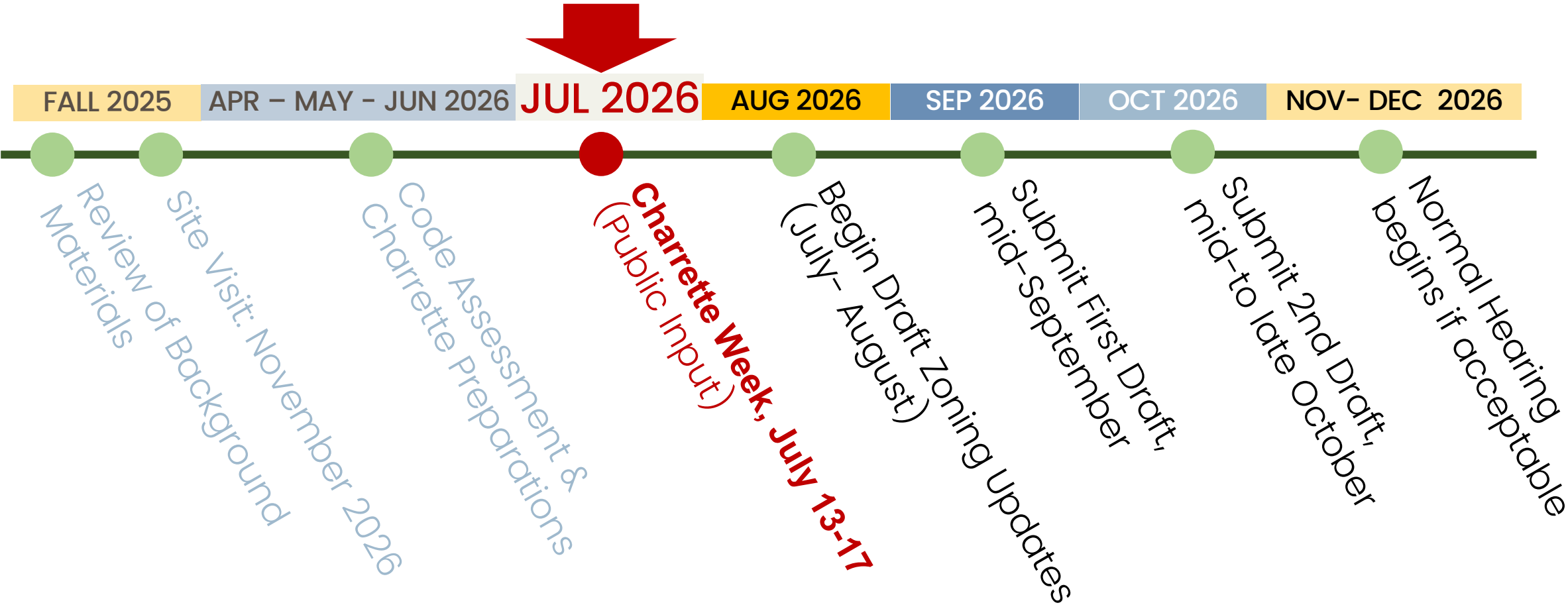


STRATEGIC PLAN

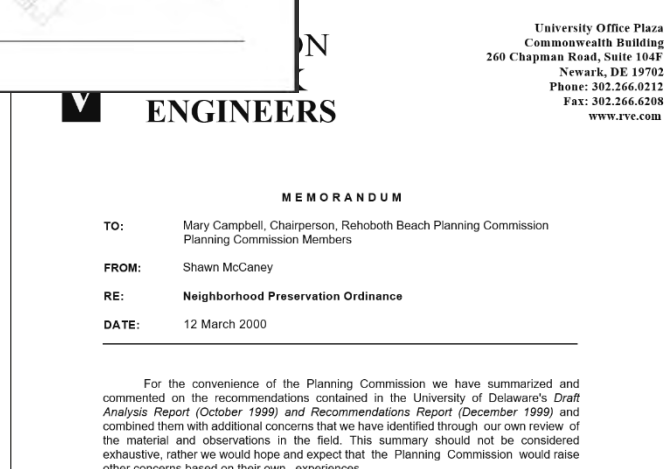
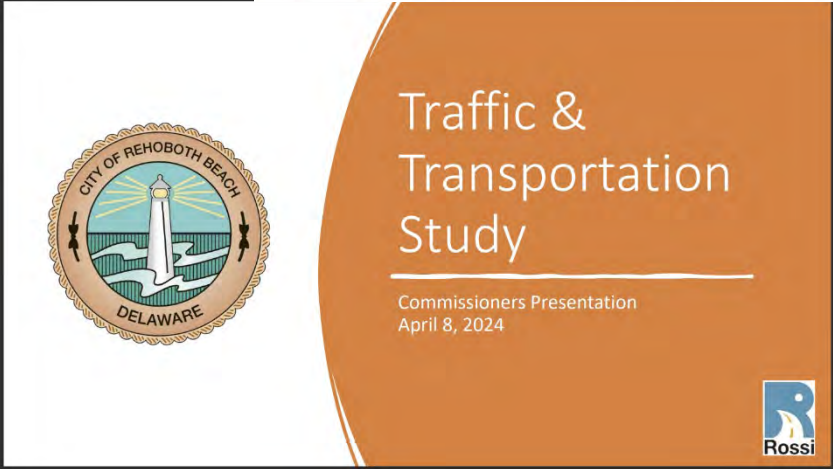
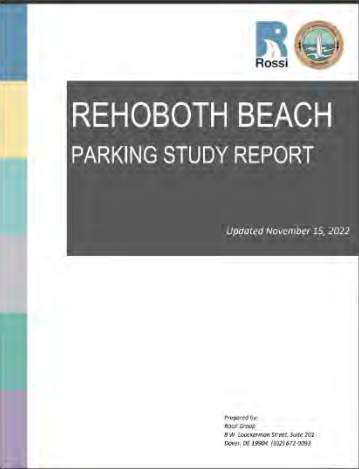
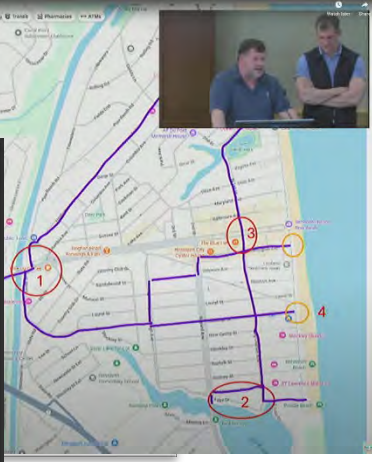
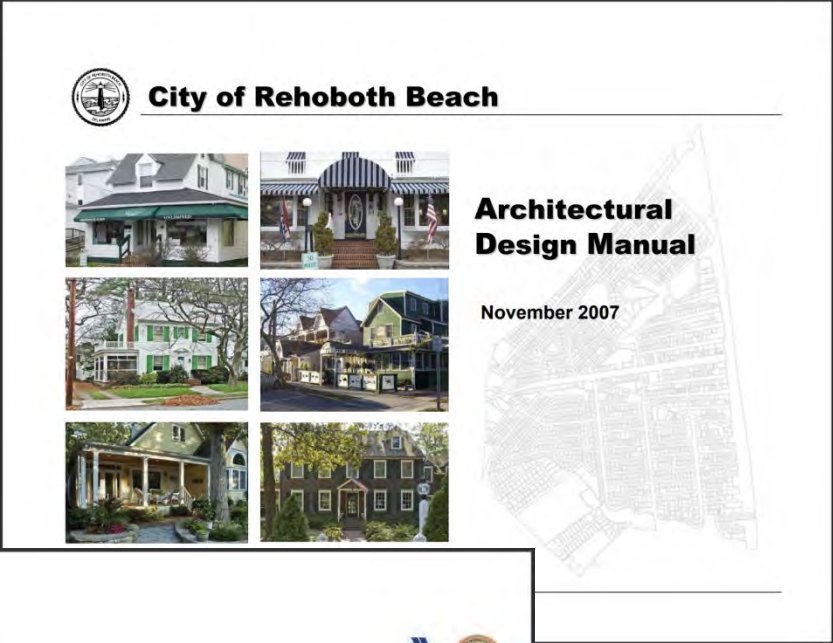
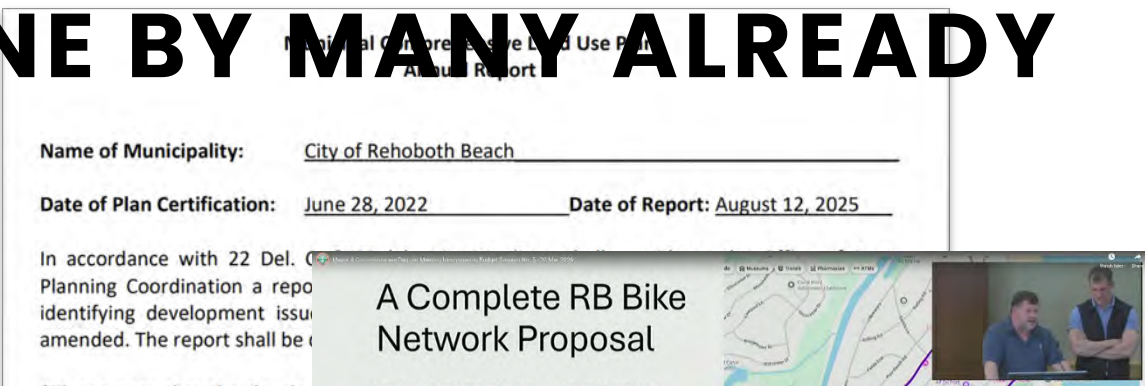
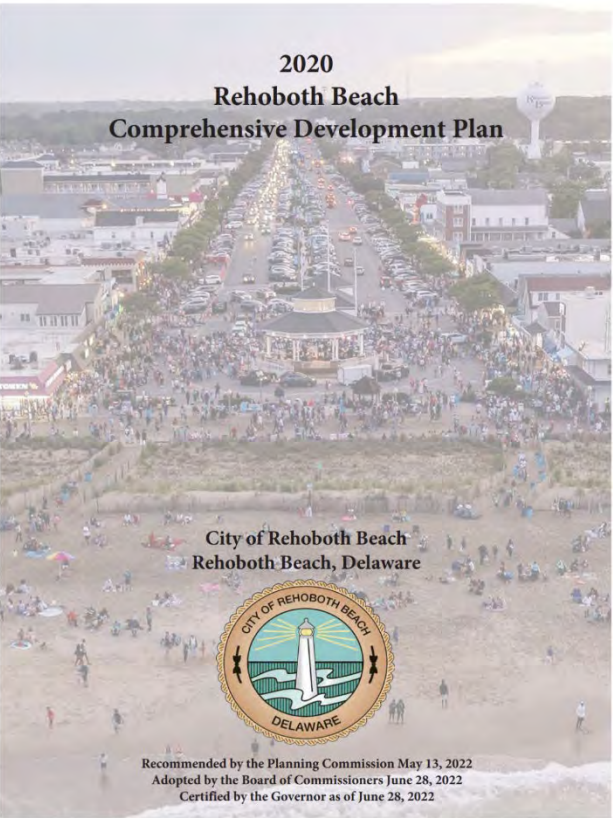
The **CDP** sets the **policy**. **Zoning Code** sets the **implementation** rules. **Strategic Plan** sets the **priority** for action.

REHOBOTH BEACH ZONING UPDATES (2026)

The Goal is to have new ordinances before the end of 2026.



MUCH WORK HAS BEEN DONE BY MANY ALREADY



MEMORANDUM

TO: Mary Campbell, Chairperson, Rehoboth Beach Planning Commission
Planning Commission Members

FROM: Shawn McCaney

RE: Neighborhood Preservation Ordinance

DATE: 12 March 2000

For the convenience of the Planning Commission we have summarized and commented on the recommendations contained in the University of Delaware's Draft Analysis Report (October 1999) and Recommendations Report (December 1999) and combined them with additional concerns that we have identified through our own review of the material and observations in the field. This summary should not be considered exhaustive, rather we would hope and expect that the Planning Commission would raise other concerns based on their own experiences.

SCHEDULE THIS WEEK

Monday July 13	Tuesday July 14	Wednesday July 15	Thursday July 16	Friday July 17
Kick-Off 4-7 pm Meet the Dover, Kohl & Partners team, learn more about this initiative, and provide hands-on feedback.	Walking Tour 8 am	Focus Meeting 9 am-10 am Business Owners	Focus Meeting 9 am-10 am HOA & Resident	Progress Presentation 2 pm Based on findings discovered during the week, Dover, Kohl, & Partners will share a work-in-progress presentation and provide initial suggestions at the Mayor & Commissioners Meeting, held in the second floor of City Hall.
	Walking Tour Discussion 10 am - 11:30 am	Open Studio Hours 10 am-12 pm		
	Focus meeting 1 pm-2 pm Public Works/Infrastructure	Focus meeting 1 pm-2 pm DSHA Technical Assistance Program	Focus meeting 1 pm-2 pm Architecture Character	
	Focus meeting 2:30 pm-3:30 pm Streets & Safety Committee	Focus meeting 2:30 pm-3:30 pm CDP Update - Wallace Montgomery	Focus meeting 2:30 pm-3:30 pm Natural Environment	
	Open Studio Hours 3:30 pm-6:00 pm			

A red arrow pointing upwards, with the word "TODAY" written in white capital letters inside the arrow's body.



Unless otherwise noted, sessions will take place at the Convention Center.

Many ways to participate.

Events so far this week

Kick-off meeting and “hands-on planning”



Folks working in small groups, sharing ideas to the larger assembly, telling consultants what we need to know.

Events so far this week

Walking Tour



Walking block by block along portions of Rehoboth Ave, Wilmington, Baltimore, and Christian Street (alley).

Events so far this week

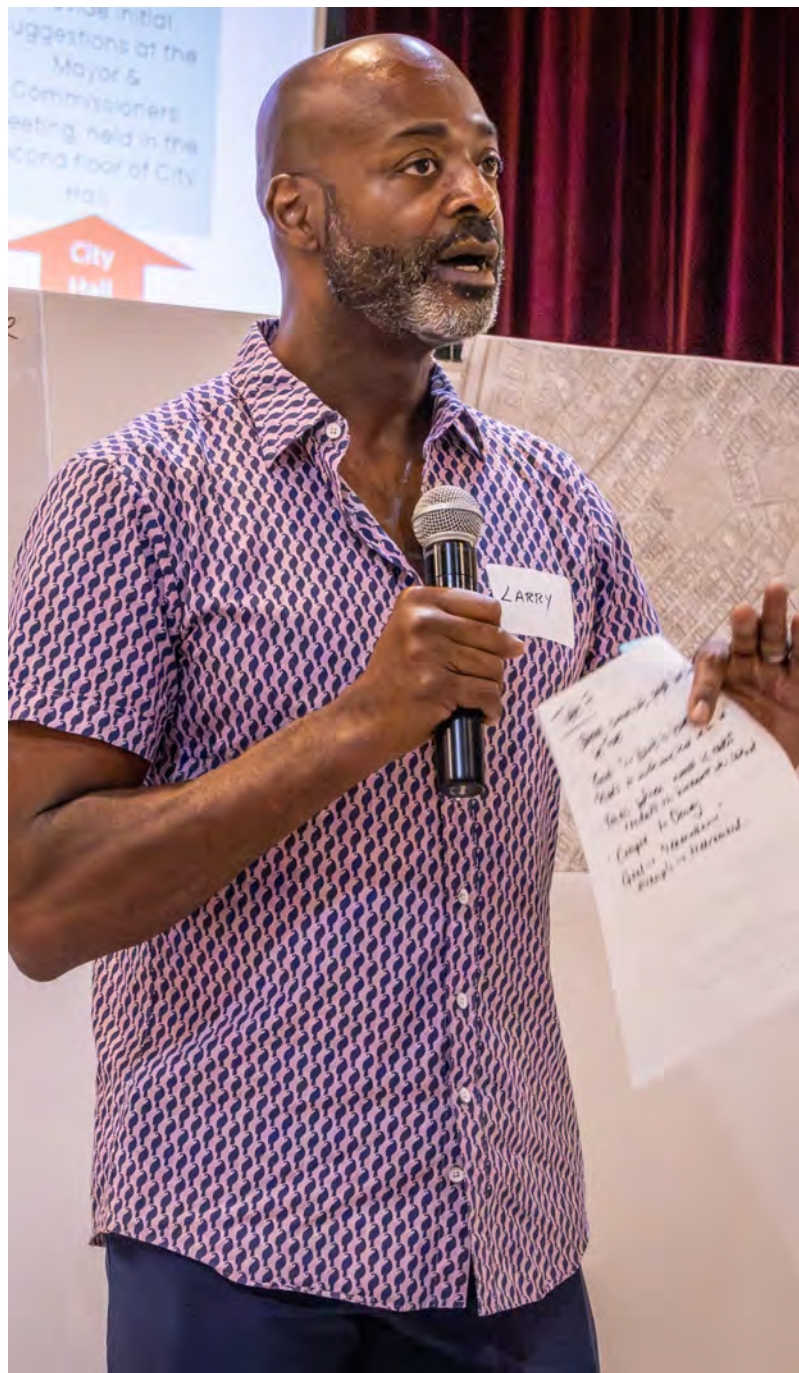
Focus meetings











FOCUS MEETINGS

Scheduled at various times during the week

JUL
14

10 AM WALKING TOUR DISCUSSION
1 PM PUBLIC WORKS & INFRASTRUCTURE
2:30 PM STREETS & SAFETY

JUL
15

9 AM BUSINESS OWNERS
1 PM DSHA TECHNICAL ASSISTANCE PROGRAM
2:30 PM COMPREHENSIVE DEVELOPMENT PLAN UPDATE

JUL
16

9 AM HOMEOWNERS ASSOCIATIONS & RESIDENTS
1 PM ARCHITECTURE CHARACTER
2:30 PM NATURAL ENVIRONMENT

Anyone may attend, taking place at the Convention Center

**WE HAVE BEEN
LISTENING TO YOU**

ONE WORD ABOUT REHOBOTH BEACH TODAY



ONE WORD ABOUT REHOBOTH BEACH IN THE FUTURE



What we heard from YOU

Themes emerging from across the meeting discussions

- 1. Focus attention on Downtown revitalization.**
- 2. Make it easier to achieve more mixed-use development that add to downtown vitality.**
- 3. Future Development should be pedestrian-oriented to reduce parking and circulating traffic.**
- 4. Reduced parking requirements in some locations and investigate again alternative parking strategies: Transit, bicycle, and multimodal support.**
- 5. Create a strategy with what to do about vacant commercial properties.**
- 6. Create incentives for Workforce housing.**
- 7. Look at Outdoor dining and public gathering spaces**
- 8. Support and improve cultural, arts, and community-serving uses**
- 9. Wilmington and Baltimore Avenue desperately need attention.**

VISUAL PREFERENCE



VISUAL PREFERENCE

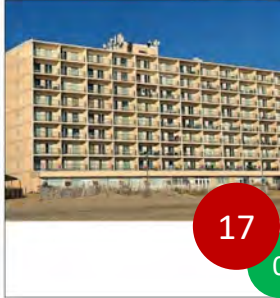
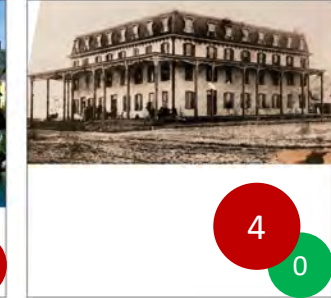
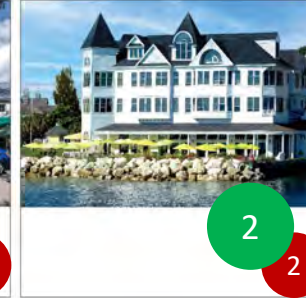
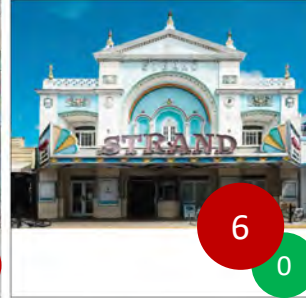
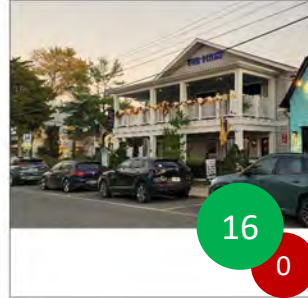
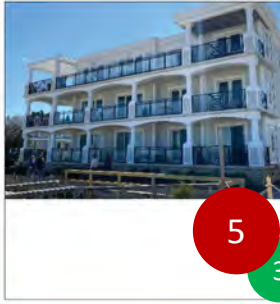
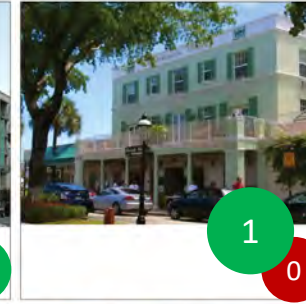
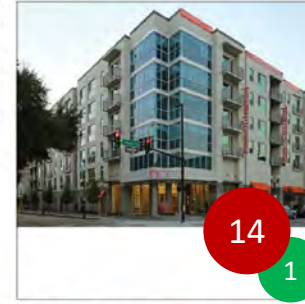
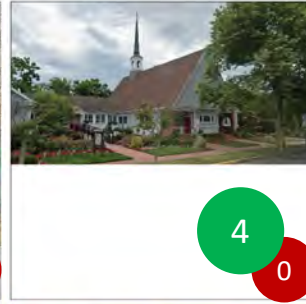
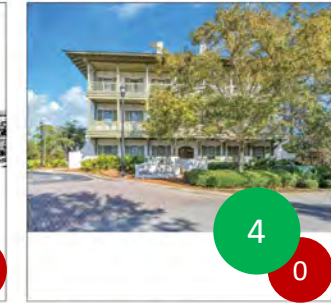
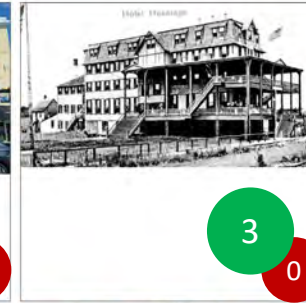
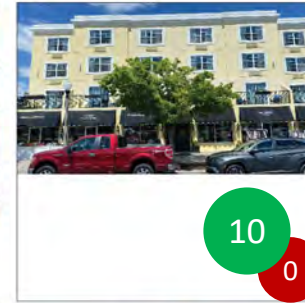
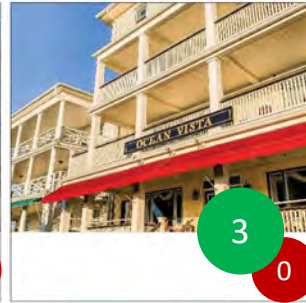
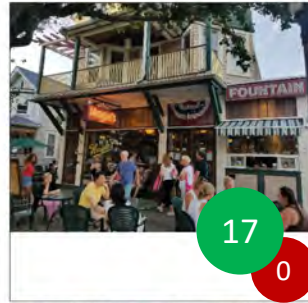
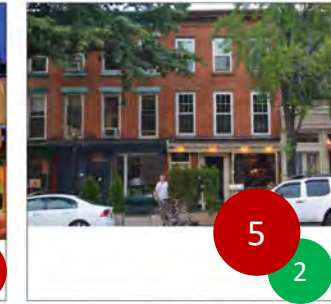
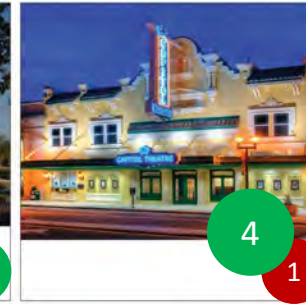
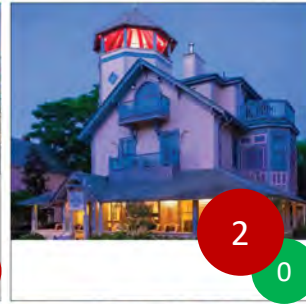


COMMERCIAL ADDRESSES WHAT IS APPROPRIATE FOR DOWNTOWN?

Place FOUR **GREEN** dots below the images you believe are appropriate for this part of the City.
Place ONE **RED** dot below the image that is most inappropriate for this part of the City.
Add a post-it with comments if you like.

Green dot: More of this
Red dot: Not so much

ARCHITECTURE CHARACTER



VISUAL PREFERENCE



COMMERCIAL ADDRESSES WHAT IS APPROPRIATE FOR DOWNTOWN?

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Place ONE RED dot below the image that is most inappropriate for this part of the City.
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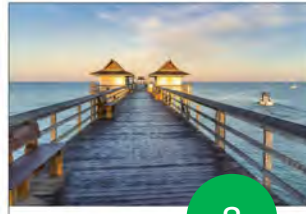
More of this
Not so much

WATERFRONT



18

0



8

1



13

0



11

0



3

3



11

0



10

1



4

1

STREET



18

0



4

2



15

0



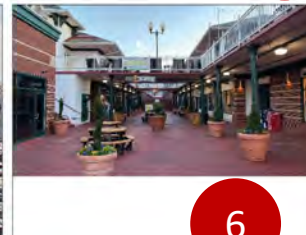
9

0



16

0



6

5



6

0



5

2

CIVIC SPACES



8

0



7

0



8

3



15

0



3

0



5

1



16

0



11

1



VISUAL PREFERENCE



29%

71%



89%

11%

Mixed Use Style

VISUAL PREFERENCE



100%

0%

Lodging style



0%

100%

VISUAL PREFERENCE



100%

0%



7%

93%

Commercial Style

VISUAL PREFERENCE



100%

0%

Building Elements



37%

63%

VISUAL PREFERENCE



100%

0%



100%

0%

VISUAL PREFERENCE



100%

0%



55%

45%

Retail-Lined Pedestrian Passageways

VISUAL PREFERENCE



100%

0%



100%

0%

Street Character

REHOBOTH AVENUE COMMENTS

increase downtown parking for local businesses

remove requirement for 2 parking spots for one mode

Parking is already scarce. That parking is being used by who? Are we not seriously considering a parking garage? Not parking along all outside parking, keeping what recommended only are we considering?

Scrap the 1st St. West Side of the Boardwalk. ELIMINATE PARKING ON WEST SIDE OF THE BOARDWALK

agree. let's have multiuse on Rehoboth Ave & commercial district generally

affordable housing should be provided in mixed-use or mixed-use. mixed-use.

these buildings are in horrible shape. Broken, rusty, dirty interiors. Lower 2nd Street puts us to shame!

not so pretty with an upper level. we have a messy world to live

Need more outdoor beach-facing restaurants

Lowered the new stuff will look too corporate/renew

So sad it's not better

Don't want to see an old building on the Boardwalk. Bye Bye!

North 1st St. West Side of the Boardwalk. ELIMINATE PARKING ON WEST SIDE OF THE BOARDWALK

Street Elevations

Incentivize for housing affordable

North side of Rehoboth Avenue
Between 1st Street and the Boardwalk

Boardwalk

1st Street

South side of Rehoboth Avenue
Between the Boardwalk and 1st Street

Boardwalk

1st Street

Rehoboth Ave
Too Gray
Parking lot feel
missing Green color
Outdoor dining
lights and music

Long parking lot. More to consider

I @ Snyder

REHOBOTH AVENUE COMMENTS

improve downtown
from parking lot
to local business

require requirement
to 2 parking spots
for one model

Scenic is clearly
more than parking
lot. make a space
for walking, sit on
sidewalk, plant, add
all outside, parking
wayway also surrounded
way are not standing

Make 1st St
West Side
to N. side
Boardwalk
on West Side
West Side

Incentivize
for housing
affordable

agree- let's
have multiple on
Rehoboth Ave. &
don't generalize

APPROPRIATE
REQUIREMENTS
FOR PARKING - 10-15
CLOSET SPACES - 10-15

these buildings are
in horrible
shape. Broken,
rusty, dirty
interiors.
Lower 2nd
Street puts
us to
shame!

Need more
outdoor
seating restaurants

Lowered
the rent, so
will lose too
car ports / new

So and
it's not better

DRIVING
TO SEE
AT ALL
NO PARKING
BYE BYE!

Street Elevations



North side of Rehoboth Avenue
Between 1st Street and the Boardwalk



1st Street

Boardwalk

Rehoboth Avenue

Baltimore Avenue

South side of Rehoboth Avenue



South side of Rehoboth Avenue
Between the Boardwalk and 1st Street



1st Street

Boardwalk

Rehoboth Avenue

North Avenue

Too Gray
Parking lot feel
missing Green color
Outdoor dining
lights and more

Long
parking lot
on Boardwalk

I Pgm-jobs

REHOBOTH AVENUE COMMENTS

not so pretty.
a mixed use with
an upper level
moderate income
housing would
be nice

these buildings are
in horrible
shape. Broken,
rusty, dirty
interiors.
Lower 2nd
Street puts
us to
shame!



Rehoboth Avenue

**OUR APPROACH TO ZONING:
DESIGN MATTERS
MORE THAN ONLY:
SETBACKS, LAND USES, AND
DENSITY/INTENSITY REQUIREMENTS**

REHOBOTH AVENUE COMMENTS

not so pretty.
a mixed use with
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Rehoboth Avenue



WHAT IF ?



WHAT IF ?

COMPARISON: IDENTICAL ZONING



No shade/ rain protection for peds
Boring/uninteresting ped experience
Dead zones without surveillance
Car scale

Awnings
Storefronts and transparent windows
First floor commercial
Human scale

Regulating Mechanism: **CONVENTIONAL ZONING**



Regulating Mechanism: **FORM-BASED CODES**



REGULATING DISTRICTS

DRAFT

- BOARDWALK
- AMUSEMENT
- DOWNTOWN CORE
- DOWNTOWN EDGE
- LAKE AVENUE
- WEST REHOBOTH
- CIVIC



BOARDWALK DISTRICT



SCENIC BEACH VIEWS AND
PROXIMITY TO NATURE



RECREATION, LEISURE, AND EASY
CIRCULATION



OCEANFRONT DINING



TOURIST-ORIENTED AMENITIES



AMUSEMENT DISTRICT



HISTORICAL SIGNIFICANCE TO THE CITY



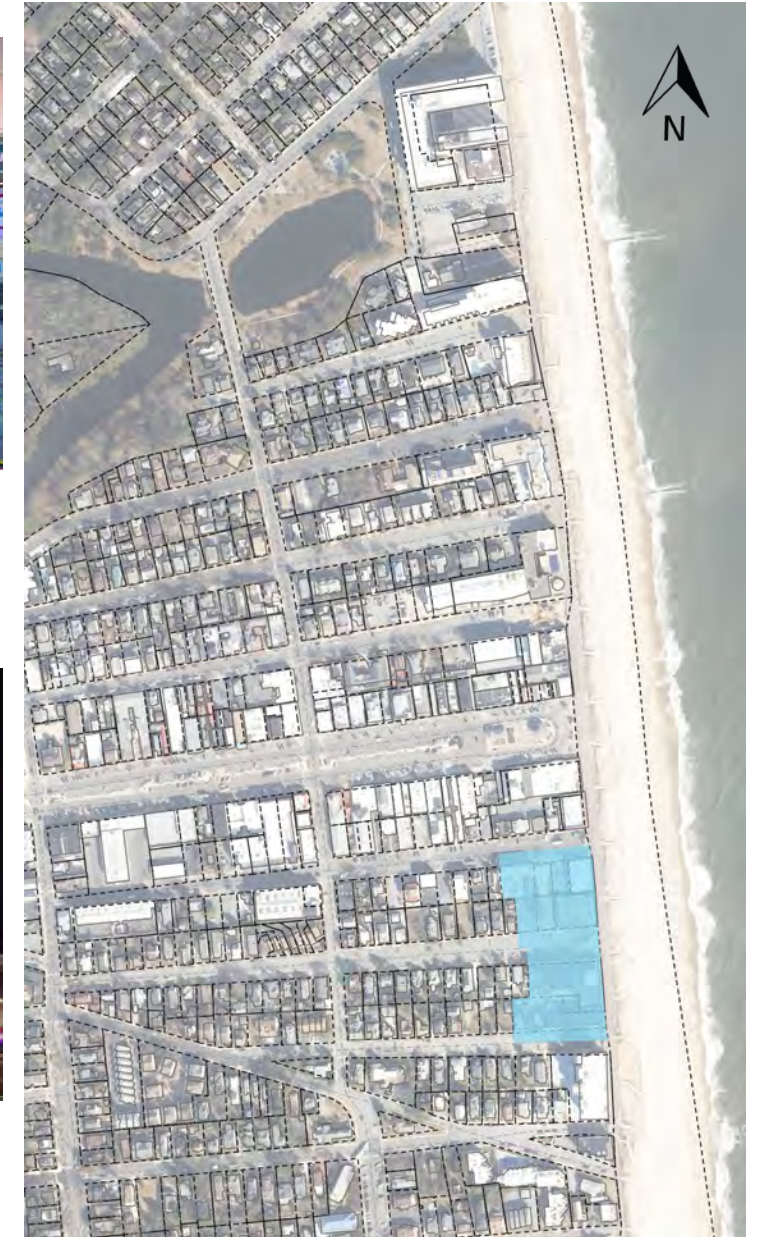
ENTERTAINMENT AND ACTIVITIES



GATHERING AND BONDING



ACTION-PACKED RIDES



DOWNTOWN CORE DISTRICT



A DEFINING AREA FOR THE CITY



COMPACT FOOTPRINTS SET
CLOSE TO THE SIDEWALK



ARCHITECTURAL AND
COMMERCIAL VARIATION



CONNECTION TO THE
DOWNTOWN EDGE



DOWNTOWN EDGE DISTRICT



BLENDING OF COMMERCIAL AND RESIDENTIAL CHARACTER



LOT FOOTPRINTS SET FURTHER FROM THE STREET



INVITING OUTDOOR SPACES



CONNECTION TO THE DOWNTOWN CORE



LAKE AVENUE DISTRICT



GATEWAY TO LAKE GERAR PARK



COMMERCIAL USAGE IN
RESIDENTIAL FORM



NEIGHBORHOOD-FRIENDLY DINING



CONSISTENCY WITH
SURROUNDING HOUSING



CIVIC DISTRICT(S)



CIVIC PROMINENCE



KNOWLEDGE AND
EDUCATION INCUBATOR



PROMOTING LOCAL
BUSINESS



CONNECTION TO
HISTORY



WEST REHOBOTH DISTRICT



DENSITY RELIEF FOR
DOWNTOWN DISTRICTS



FLEXIBLE AND CREATIVE
FRONTAGES



ADDITIONAL HOUSING
INVENTORY



DEVELOPMENT
OPPORTUNITY AREA



HOW TO REGULATE BUILDING VARIATION, BASED ON LOCAL BUILDING TYPES

BUILDING/LOT FRONTAGE

Rehoboth Beach does not have a typical main street appearance



Rehoboth & Baltimore Avenues to 1st Street

COMMERCIAL DESIGN GUIDELINES › STANDARDS

Frontage Types



NO YARD



SHALLOW YARD



GARDEN YARD



VACANT / PARKING

FRONTAGE TYPES

- NO YARD
- SHALLOW YARD
- GARDEN YARD
- PARKING/VACANT



Rehoboth & Wilmington Avenues to 1st Street

FRONTAGE TYPES

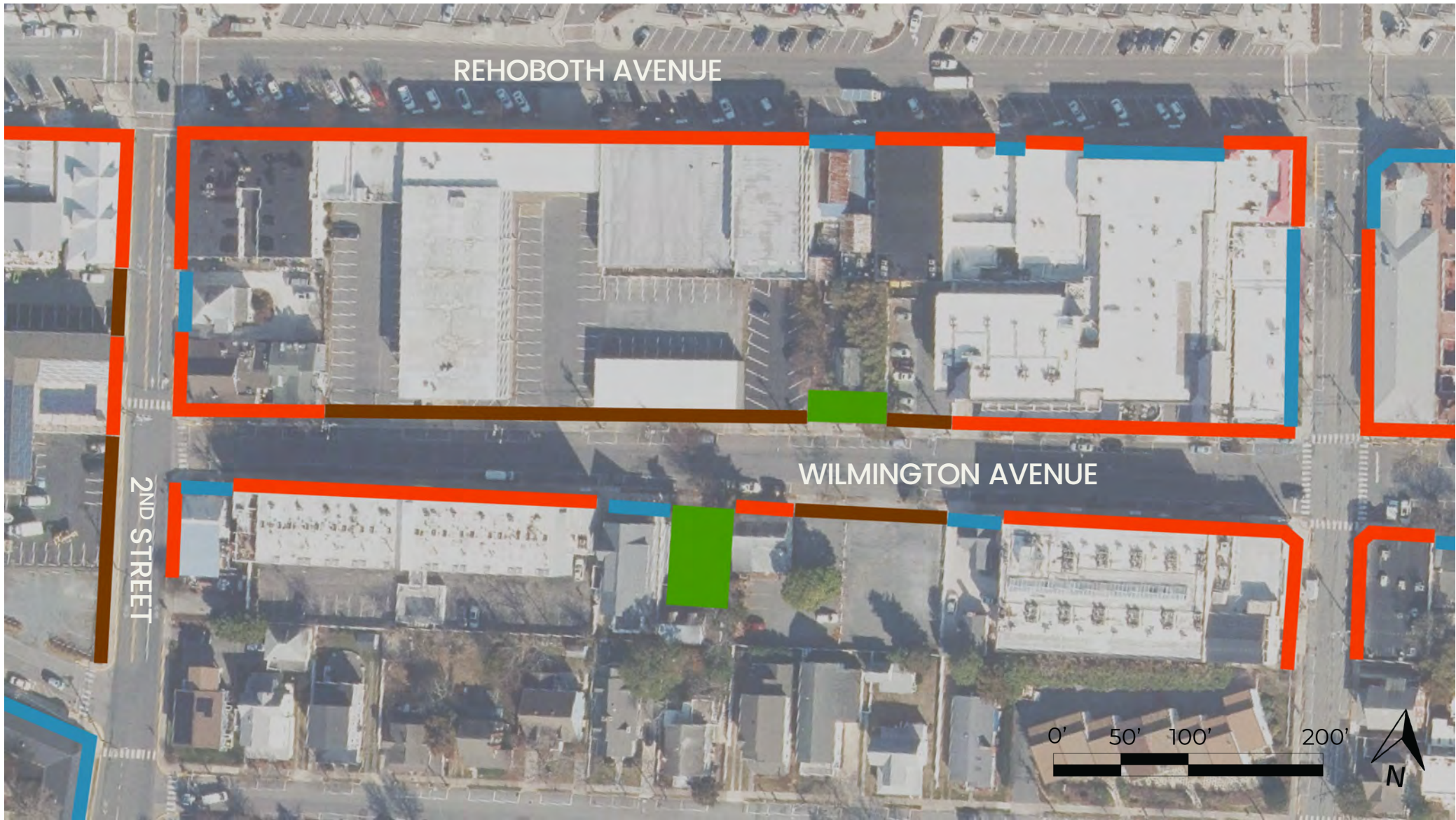
- NO YARD
- SHALLOW YARD
- GARDEN YARD
- PARKING/VACANT



Rehoboth & Baltimore Avenues to 2nd Street

FRONTAGE TYPES

- NO YARD
- SHALLOW YARD
- GARDEN YARD
- PARKING/VACANT



Rehoboth & Wilmington Avenues to 2nd Street

FRONTAGE TYPES

- NO YARD
- SHALLOW YARD
- GARDEN YARD
- PARKING/VACANT



North Rehoboth Avenue – West of 2nd Street

FRONTAGE TYPES

- NO YARD
- SHALLOW YARD
- GARDEN YARD
- PARKING/VACANT



South Rehoboth Avenue – West of 2nd Street

FRONTAGE TYPES

- NO YARD
- SHALLOW YARD
- GARDEN YARD
- PARKING/VACANT



West Rehoboth Avenue – West Towards Roundabout

COMMERCIAL DESIGN GUIDELINES › STANDARDS

Frontage Types



NO YARD



SHALLOW YARD



GARDEN YARD



VACANT / PARKING

COMMERCIAL DESIGN GUIDELINES › STANDARDS

Frontage types have different minimum and maximum setbacks



**0' MIN
5' MAX**

NO YARD



**5' MIN
12' MAX**

SHALLOW YARD



**12' MIN
25' MAX**

GARDEN YARD



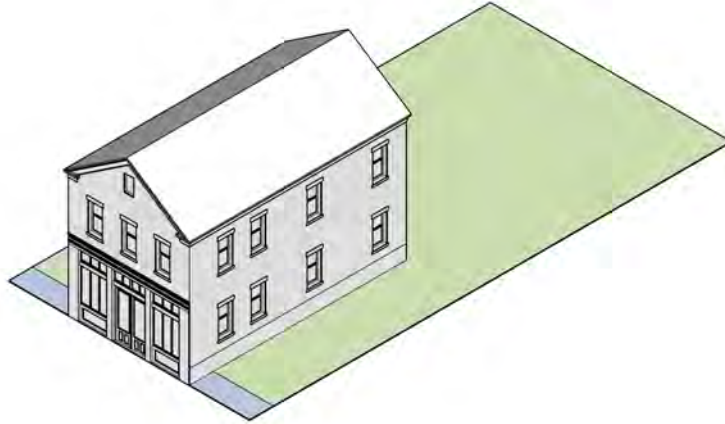
**LANDSCAPE
BUFFER OR
STREET WALL
REQUIRED**

VACANT / PARKING

COMMERCIAL DESIGN GUIDELINES › STANDARDS

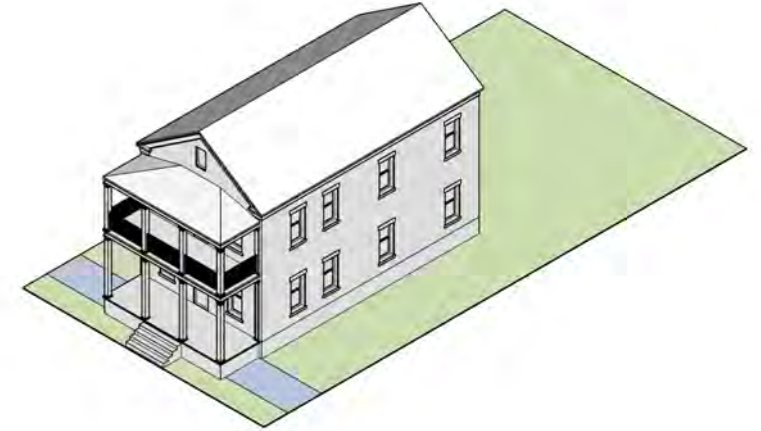
Frontage Types

**0' MIN
5' MAX**



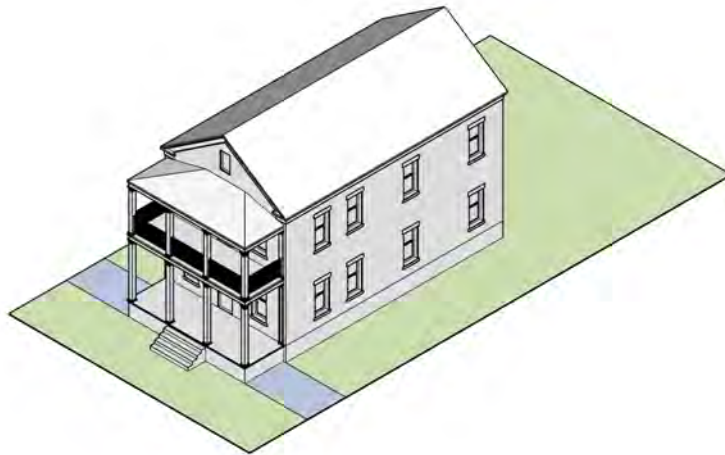
NO YARD

**5' MIN
12' MAX**



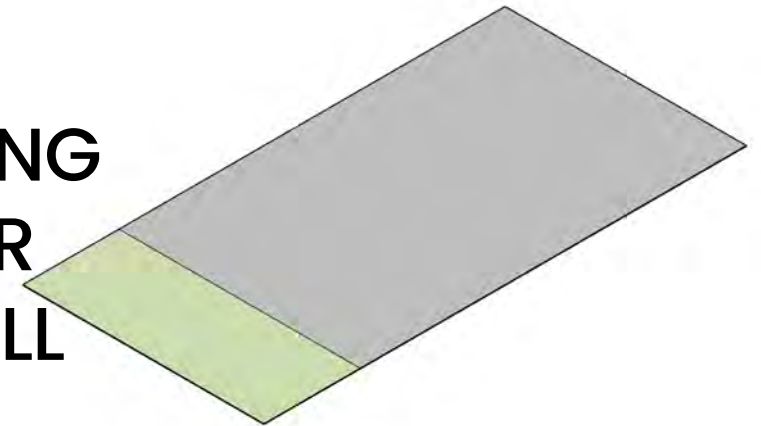
SHALLOW YARD

**12' MIN
25' MAX**



GARDEN YARD

**LANDSCAPING
BUFFER OR
STREETWALL**



VACANT / PARKING

ARCHITECTURAL DESIGN MANUAL >>> STANDARDS

Integrity of Architectural Design

Integrity in the use of generally accepted principals of architecture to design or modify a structure so to create good composition, purity of architectural style, appropriate use of materials, and to respect the character of existing structures. Integrity of architectural design is achieved when, regardless of the specific style, the overall building, or existing building with addition/modification, is coordinated and integrated, in terms of materials and other architectural details.



Architectural Design Manual – November 2007

Using the Architecture Manual for suggestions about causing variety in building design regulations.



City of Rehoboth Beach



Architectural Design Manual

November 2007



COMMERCIAL DESIGN GUIDELINES > STANDARDS

Entrances

Entries involve all elements of the path between the sidewalk or street and the front door. An entry path should provide a pedestrian-friendly transitional area between public and private space.

- The primary entry should be identifiable and visible from the street and sidewalk. The front door should face the street; when it cannot, a clearly marked walkway should lead the way from the sidewalk/street to the front door.

To help provide visual prominence for the entrance, the following design tools might be considered:

- The addition of an appropriately scaled portico, awning or overhang that provides shelter at the front door.
- Adequate light fixtures for safety, especially to illuminate any steps associated with stoops and porches and to provide identification of the address and building entry.
- Stone, masonry or tile paving in the entry path and/or on the porch/portico.
- Seating, especially on porches but also along the entry walkway or stoop.
- Potted plants and flowers or arbors both along walkway and on porch or portico.

The primary entrance* should must be identifiable and visible from the street and sidewalk. The front door should must face the street; ~~when it cannot~~ where site conditions make this impractical , a clearly marked walkway entrance should lead the way from the sidewalk or street to the front door.

Making it a rule: The primary entrance must be identifiable and visible from the street and sidewalk. The front door must face the street; where site conditions make this impractical , a clearly marked entrance should lead from the sidewalk or street to the front door.

COMMERCIAL DESIGN GUIDELINES › STANDARDS

Entrances / Building Elements

~~To help provide visual prominence for the entrance, the following design tools might should be considered:~~

At least one of these building elements must be implemented:



Porticos



Overhangs



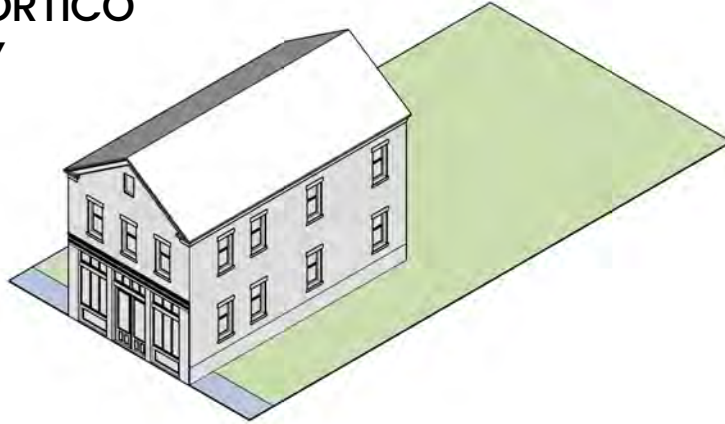
Awnings / Canopy

COMMERCIAL DESIGN GUIDELINES › STANDARDS

Some Building Elements are appropriate for certain Frontage Types

ACCEPTABLE BUILDING ELEMENTS:

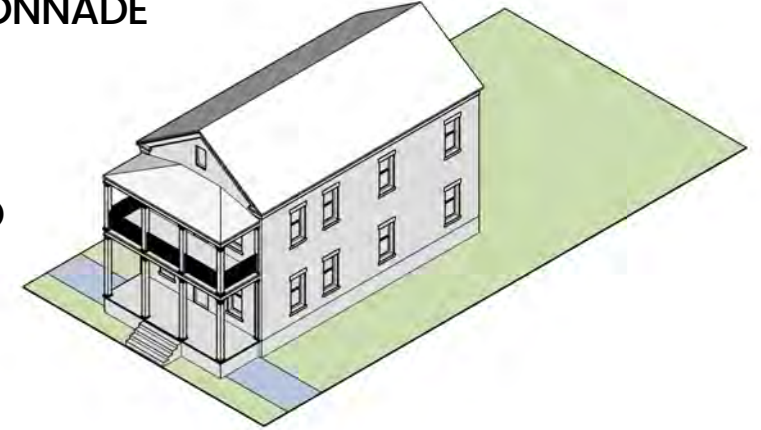
- STORE FRONT / PORTICO
- AWNING/CANOPY
- OVERHANGS
- BALCONY
- PROMENADE



NO YARD

ACCEPTABLE BUILDING ELEMENTS:

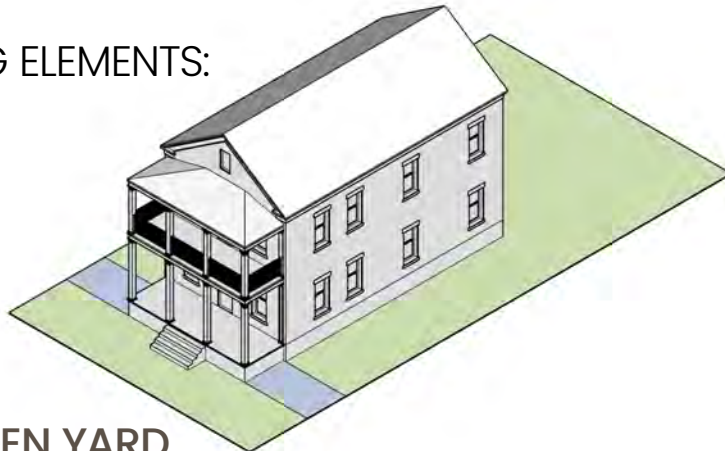
- ARCADE / COLONNADE
- PORCH
- STOOP
- GALLERY
- TERRACE/PATIO



SHALLOW YARD

ACCEPTABLE BUILDING ELEMENTS:

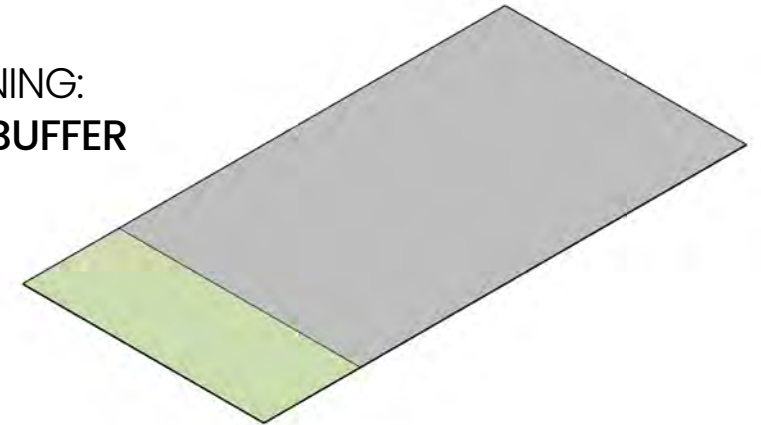
- COURTYARD
- FORECOURT
- PORCH



GARDEN YARD

ACCEPTABLE SCREENING:

- LANDSCAPING BUFFER
- STREETWALL
- FENCE
- TERRACE WITH SEATING OR LANDSCAPE



VACANT / PARKING

COMMERCIAL DESIGN GUIDELINES › STANDARDS

Setbacks

Adding architectural features to a building façade is a bit like attaching Mr. Potato Head's nose, mouth, ears, etc to his face:



Mr. Potato Head is
trademarked by
Hasbro.

COMMERCIAL DESIGN GUIDELINES › STANDARDS

Building Elements



Stoop



Gallery



Terrace / Patio



Porch

COMMERCIAL DESIGN GUIDELINES › STANDARDS

Building Elements



Balcony



Recessed Balcony



Courtyard



Forecourt

COMMERCIAL DESIGN GUIDELINES › STANDARDS

Building Elements



Storefront

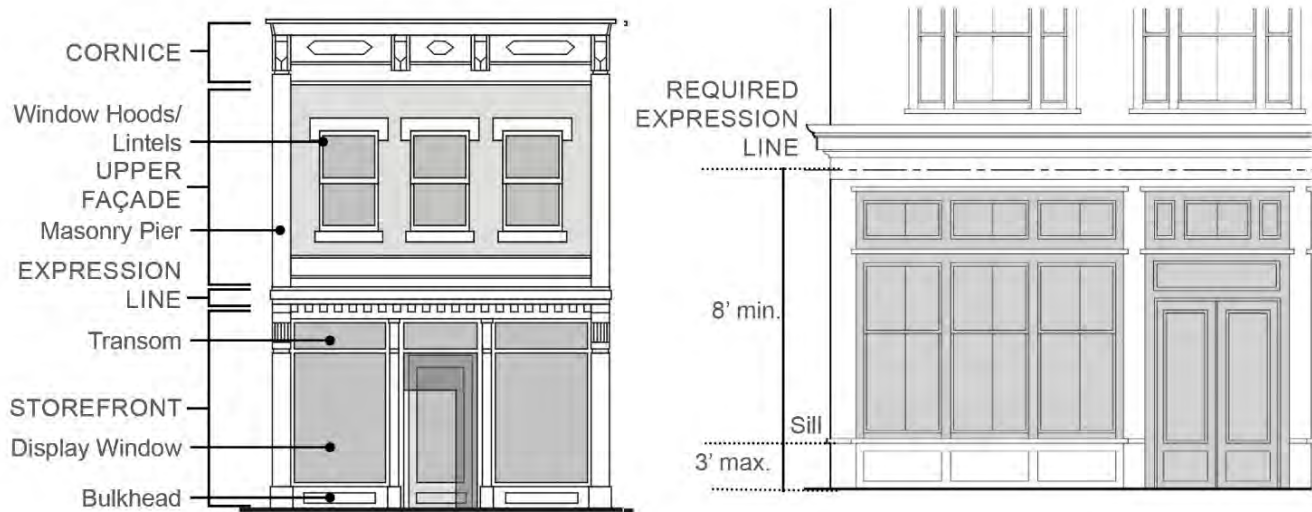


Promenade

COMMERCIAL DESIGN GUIDELINES > STANDARDS

Shopfront

The Front Façade of the building is at or near the Property Line. The entrances to all shopfronts shall be covered, either by an Awning, Canopy, overhang, second floor Balcony, arcade, colonnade, portico, or by being inset into the main body of the building.



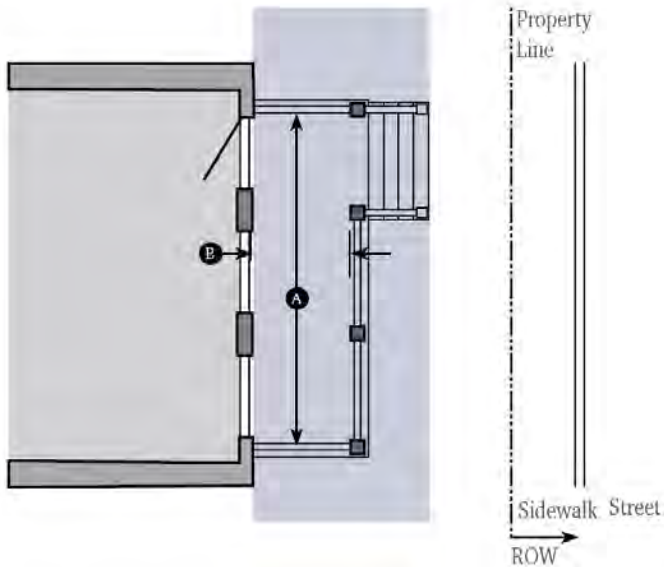
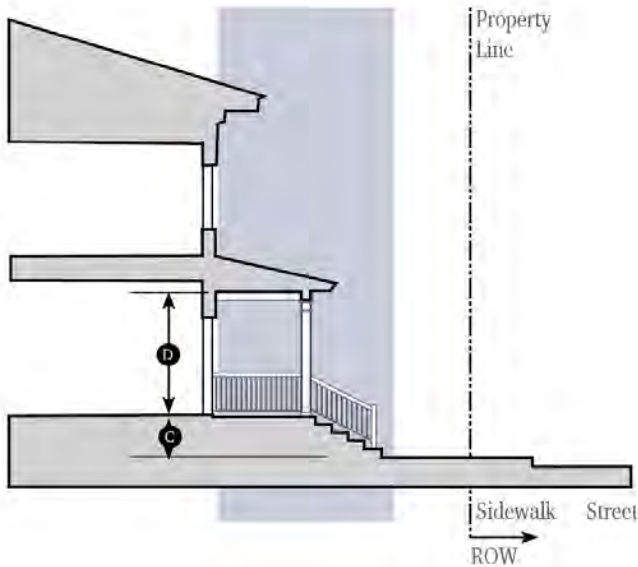
Details	
a. Distance between Glazing	2' max.
b. Door Recess ¹	5' max.
c. Habitable Space Depth	15' min.
d. Window Sill Height	3' above sidewalk max.
e. Window Height	8' min. above sill

Each Building Element will have associated rules and regulations

COMMERCIAL DESIGN GUIDELINES > STANDARDS

Porch

The Front Façade of the building and the elevated porch may site forward of the setback. Porches must be accessible by a ramp.



Details	
a. Width	10' min.
b. Depth	8' min.
c. Finish Level Above Sidewalk	24" min.
d. Height	8' min.
e. Multiple Height Limit	3 stories max.

Each Building Element will have associated rules and regulations

MIXED-USE STUDY

What if two properties here were to be redeveloped



MIXED-USE STUDY

What if two properties here were to be redeveloped with the required building elements



MIXED-USE STUDY

Variety in building facades based on the chosen building elements



Gallery

MIXED-USE STUDY

Building on the left, a change using a 2-level Balcony



MIXED-USE STUDY

Building on the left, a change using a 2-level Balcony



Balcony

MIXED-USE STUDY

Building on the left, a change using Awnings



MIXED-USE STUDY

Building on the left, a change using Awnings



Awning

ABOUT HEIGHT & PARKING

MIXED-USE STUDY

What If?



MIXED-USE STUDY

Shown here would change the definition of measuring height, not from the top of ridge but to the roof's middle



MIXED-USE STUDY

This example is measuring to the top of the roof, 42 feet



MIXED-USE STUDY

This example is measuring to the top of the roof. 42 feet is the current height limit



MIXED-USE STUDY

This example is measuring to the top of the roof. 42 feet is the current height limit



MIXED-USE STUDY

This example is measuring 42 feet as the midpoint between the ridge and eave.



So what results are buildings that don't look all the same, but they share similarities based on Rehoboth's "DNA" making them relate to one another.



Mr. and Mrs. Potato Head is trademarked by Hasbro.

INFILL STUDY

Existing

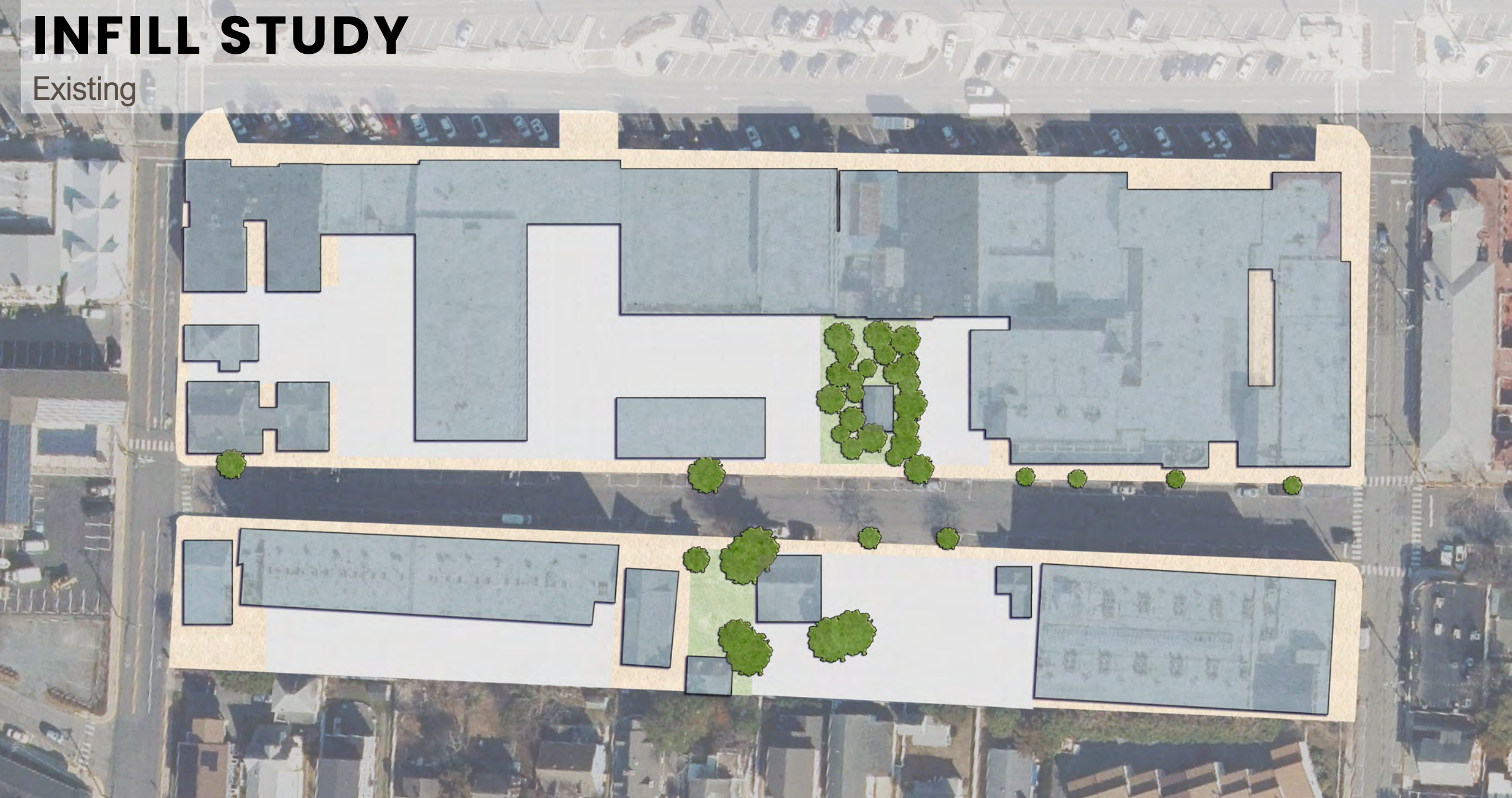


Frontage “Types”



INFILL STUDY

Existing



Buildings in Grey, sidewalks in light orange, existing trees in green, everything else in white

INFILL STUDY

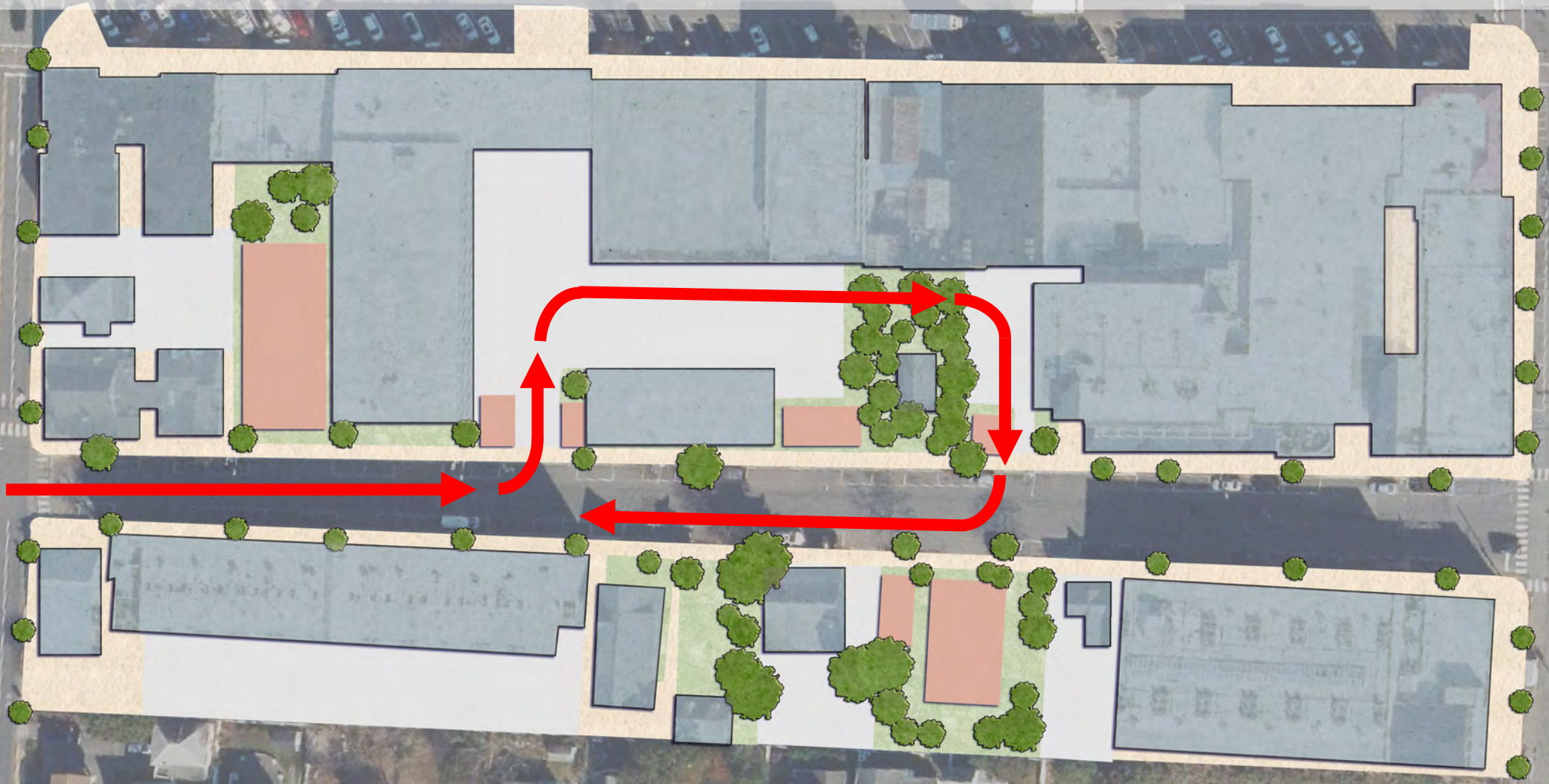
Proposed



Infill development opportunities to reduce the wider gaps between buildings

INFILL STUDY

Proposed



Coordination among property owners could establish loading/deliveries, and turn-around OFF STREET

INFILL COULD BE AN OUTDOOR USE

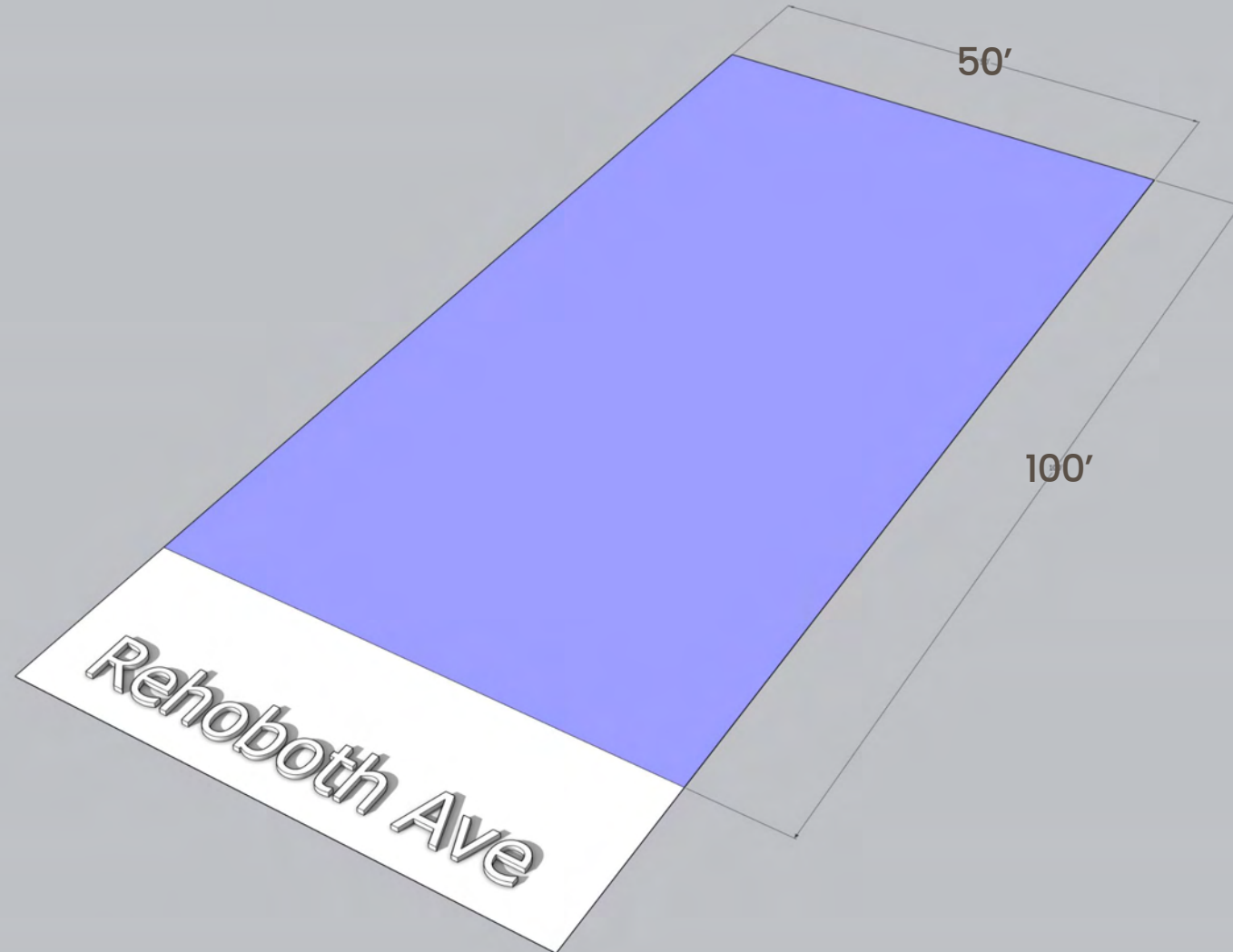
Great example: Summer House's outdoor dining patio



SITE STUDY

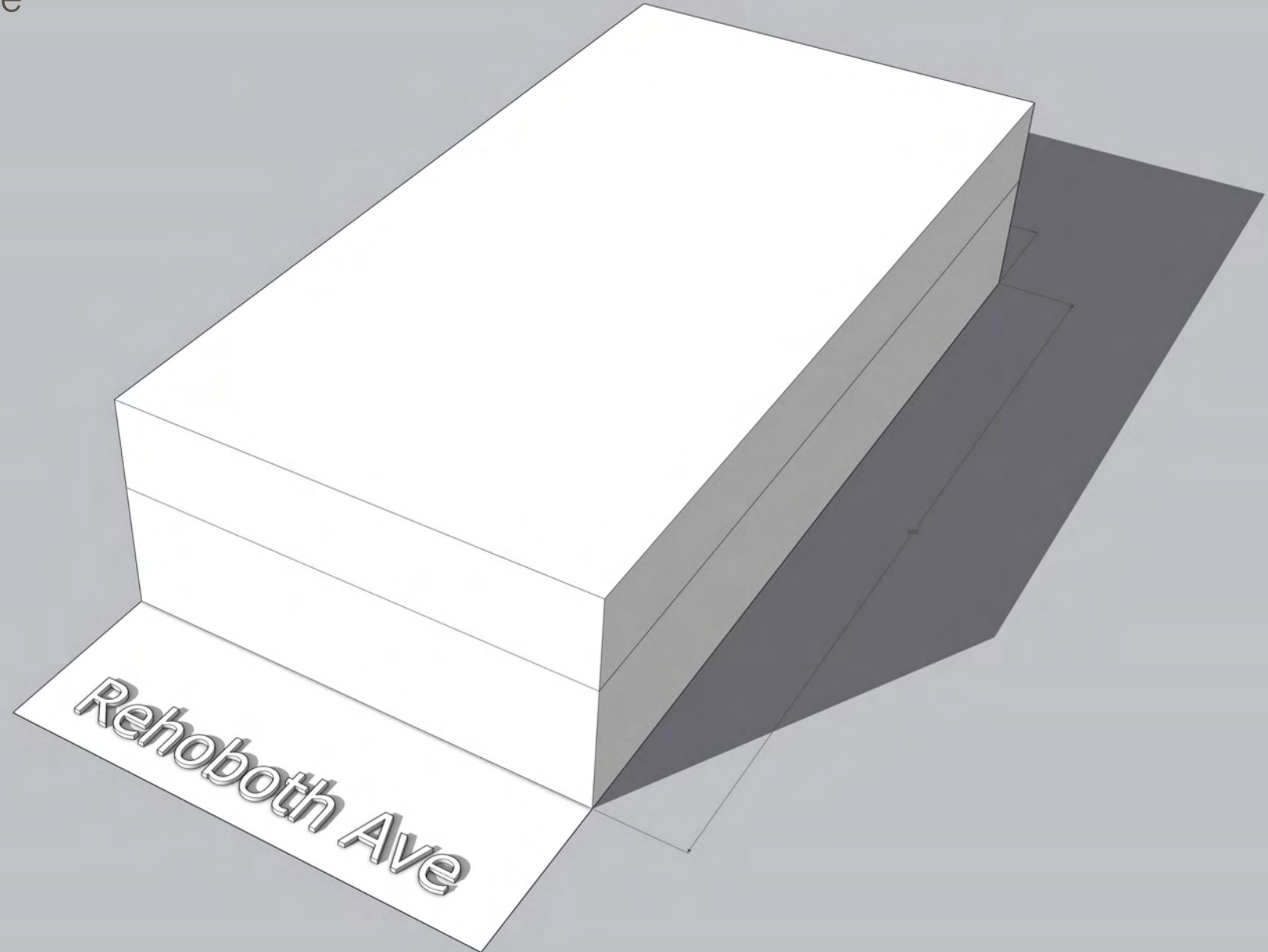
HEIGHT AND FLOOR AREA REGULATIONS

Sample Lot on Rehoboth Ave



HEIGHT AND FLOOR AREA REGULATIONS

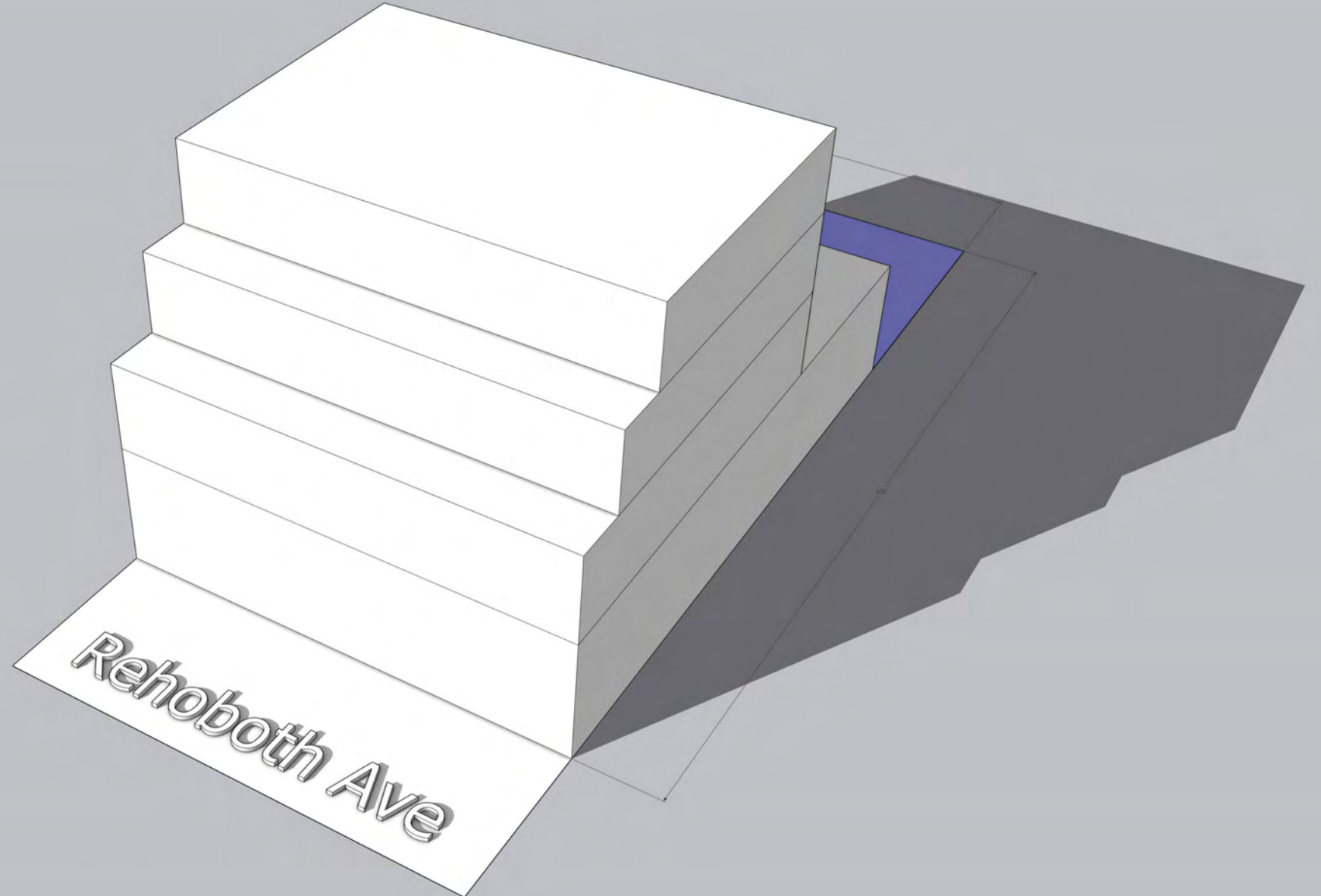
Sample Lot on Rehoboth Ave



Retail / Restaurant Floor Area Ratio: 2 | No Parking

HEIGHT AND FLOOR AREA REGULATIONS

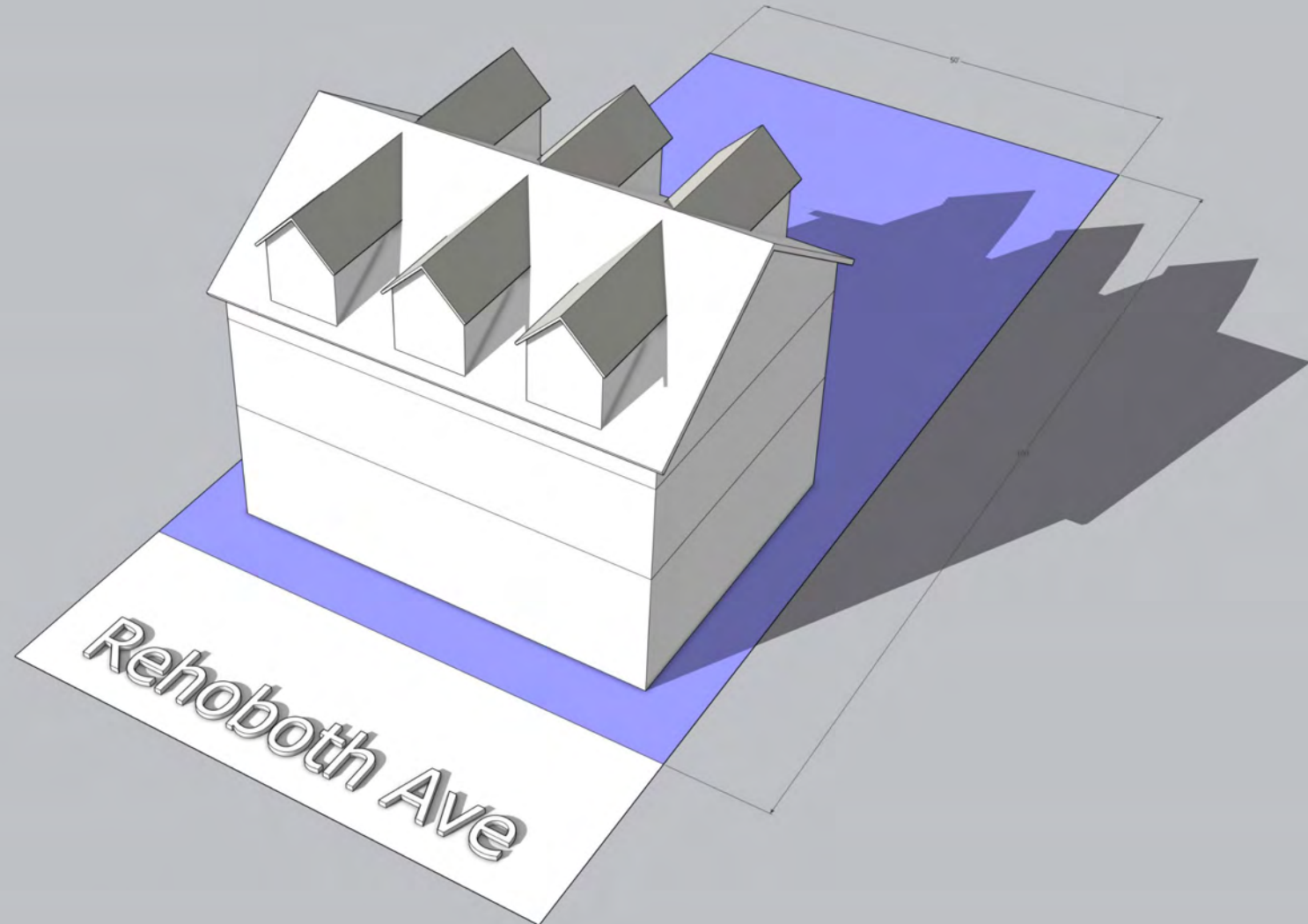
Sample Lot on Rehoboth Ave



Hotel with Ground Floor Retail: Floor Area Ratio: 2 | 42' Max Height | 1 Parking Space per Room (underground)

HEIGHT AND FLOOR AREA REGULATIONS

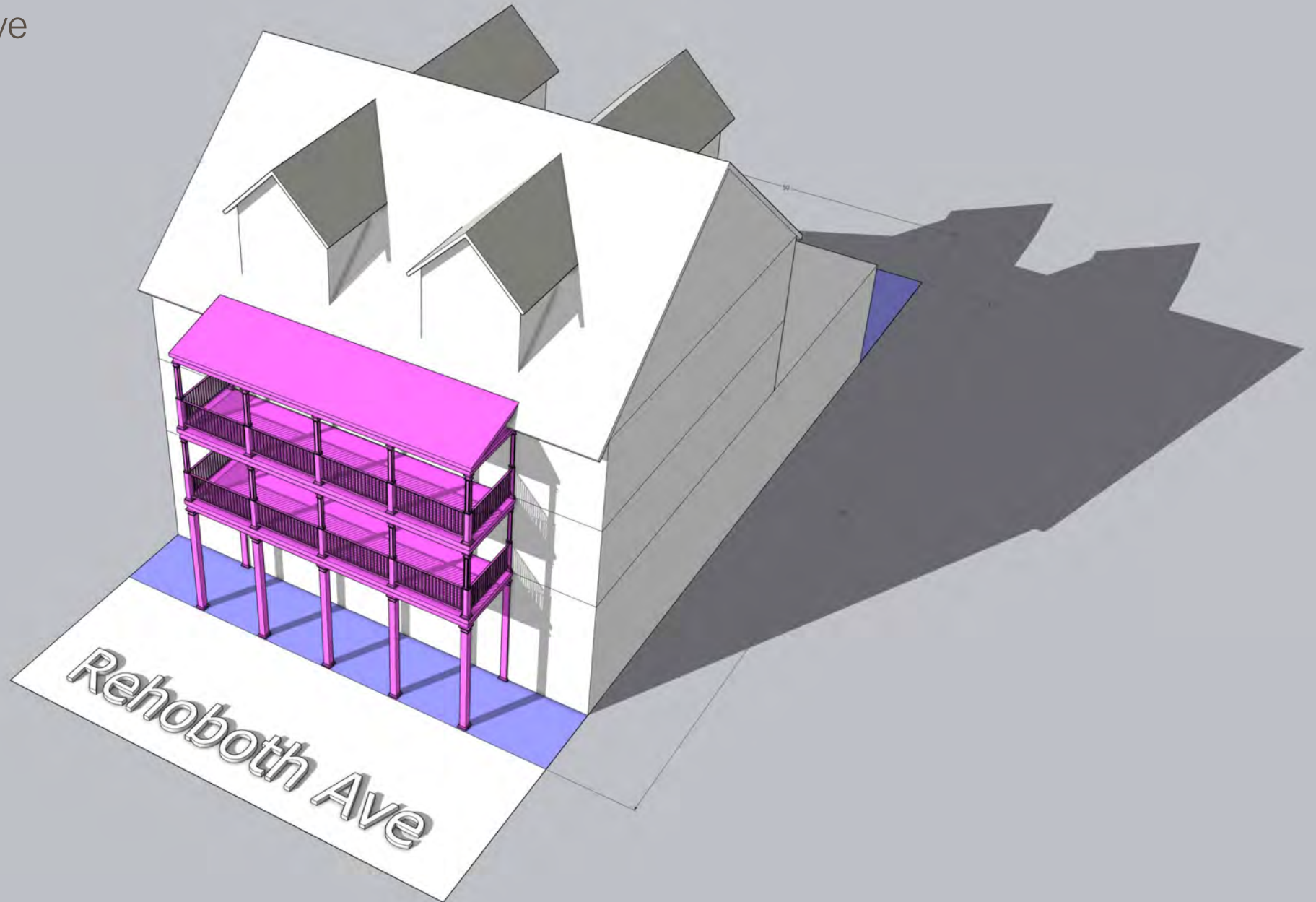
Sample Lot on Rehoboth Ave



Mixed-Use: Floor Area Ratio: 0.6 | 35' Max Height with Roof | 2 Parking Spaces per Unit

HEIGHT AND FLOOR AREA REGULATIONS

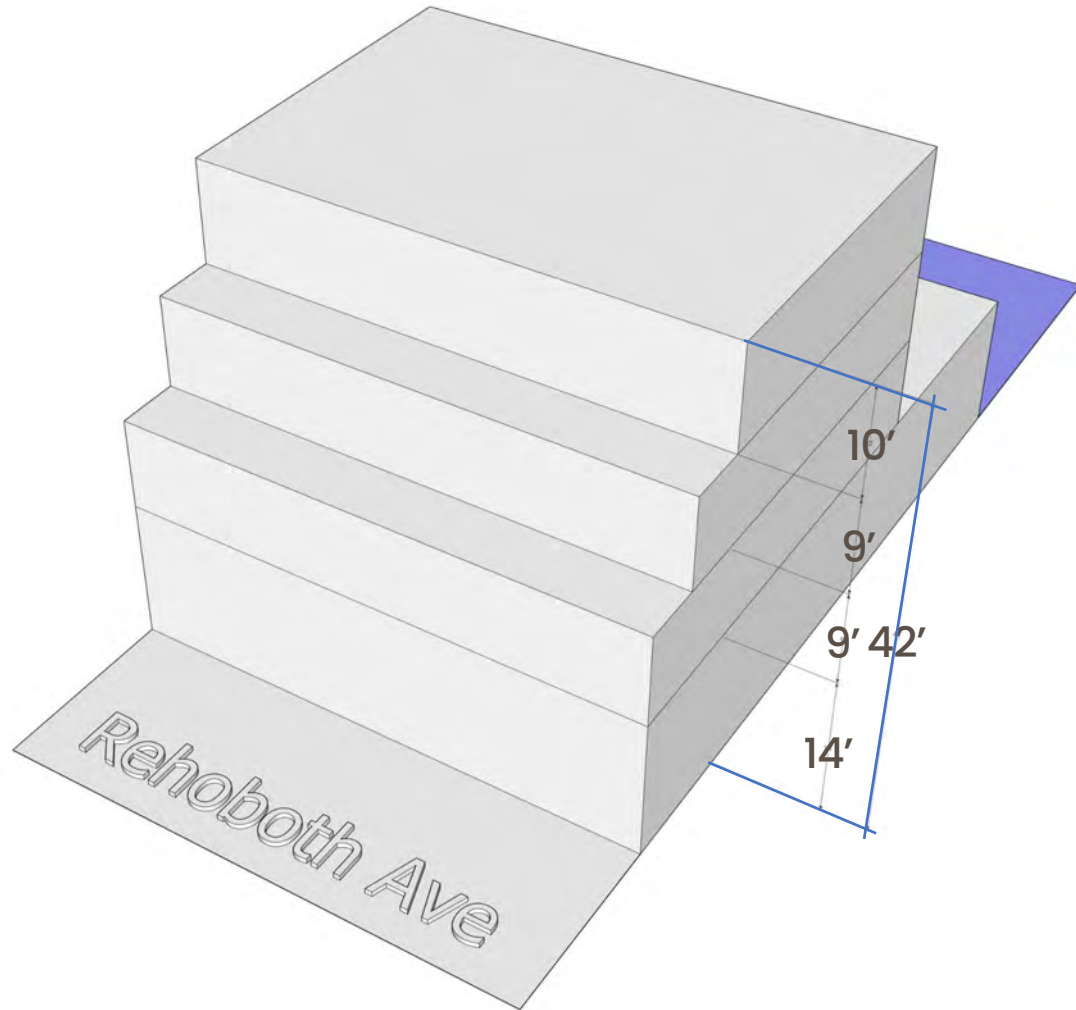
Sample Lot on Rehoboth Ave



Mixed-Use: Floor Area Ratio: 2 | 42' Max Height with Roof (measured to the midpoint) | No Parking

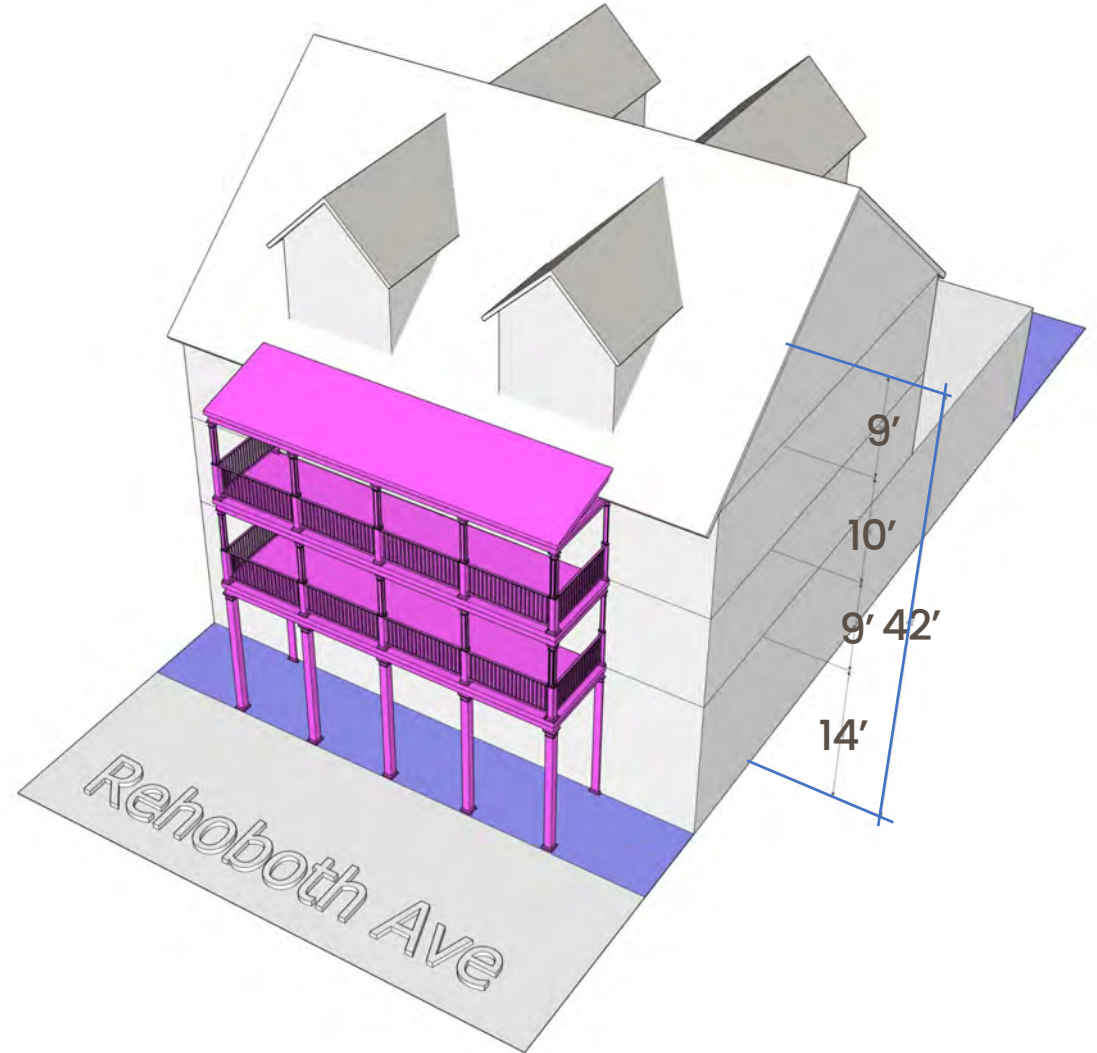
HEIGHT LIMITS

Existing Regulations



42' to the top of the roof (with stepbacks)

Proposed Regulations



42' to the middle of the roof (with real pitched

MIXED-USE MINIMUM PARKING REQUIREMENTS

Existing Regulations

All Mixed-Use Buildings are treated as Residential:

2 per dwelling or dwelling unit

Commercial Buildings:

Each food establishment less than 10,000 square feet of gross floor area

No spaces required

Each retail store or service shop less than 15,000 square feet of gross floor area

No spaces required

MIXED-USE MINIMUM PARKING REQUIREMENTS

Existing Regulations		Proposed Regulations
All Mixed-Use Buildings are treated as Residential:	2 per dwelling or dwelling unit	Mixed-Use Buildings on lots of 50' width or less
Commercial Buildings:		
Each food establishment less than 10,000 square feet of gross floor area	No spaces required	ALSO: Mixed-Use Buildings on lots of 50' – 100' with double frontage that provide a mid-block pedestrian passage (open to the sky)
Each retail store or service shop less than 15,000 square feet of gross floor area	No spaces required	All Other Mixed-Use Buildings
		Parking space requirement TBD

DSHA PILOT HOUSING INITIATIVE

SMART GROWTH AMERICA



Charrette Week

Led by Dover Kohl & Partners in collaboration with Smart Growth America through the Delaware State Housing Authority's Zoning and Land Use Reform Pilot Program

Meet Smart Growth America



Sam Gordon



Katharine Burgess



Dr. Cymone Davis



Kathy Carter

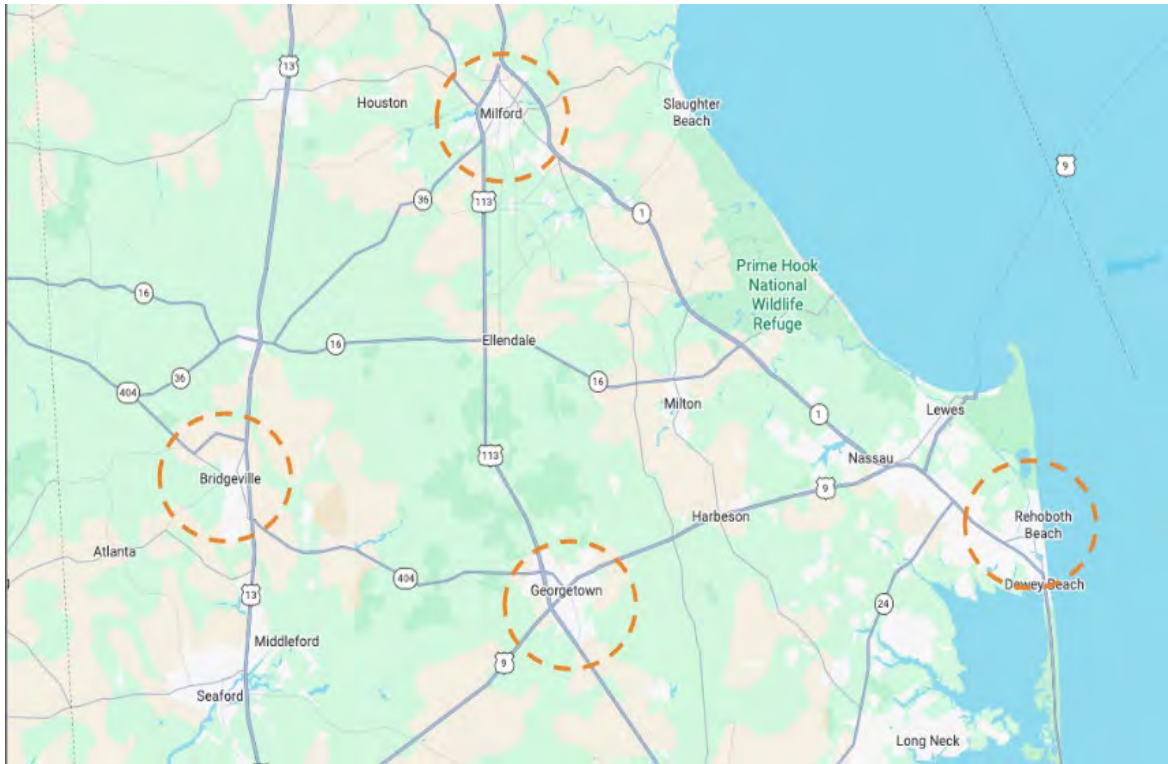


Salimatou Doumbouya

Smart Growth America (SGA) is a national nonprofit that envisions a country where transportation, housing, and development choices create communities that are healthy, prosperous, and resilient—no matter where you live or who you are.

We help create healthy, prosperous, and resilient places to live for all people through research, advocacy, and direct community support.

DELAWARE STATE HOUSING AUTHORITY (DSHA) ZONING & LAND USE REFORM



SGA participating jurisdictions: Rehoboth Beach, Milford, Georgetown, Bridgeville

9

local municipalities

receive housing, land use, and zoning technical assistance under the program.

PURPOSE

Collaborate with municipalities to reform zoning to allow and encourage more affordable housing development and more diverse housing types.

MENU OF ZONING REFORMS – REHOBOTH BEACH

- 1 Allow ADUs / Missing Middle housing types as a permitted use in residential zones
- 2 Increase building heights for multifamily and mixed-use development
- 3 Establish an inclusionary zoning program for affordable and workforce housing
- 4 Allow higher-density, mixed-use with residential in commercial zones or employment centers

SGA ENGAGEMENT METHODS



- 85+ residents, business owners, employees, lifeguards and city staff engaged.

FIVE WAYS WE LISTENED



Focus groups

Co-facilitated with Dover Kohl and city staff / civic leaders



Focus groups

Facilitated by SGA on zoning and housing topics



Survey pop-ups

SGA team at 11 locations for surveys and on-site interviews, also promoted within the charrette studio



SGA charrette station

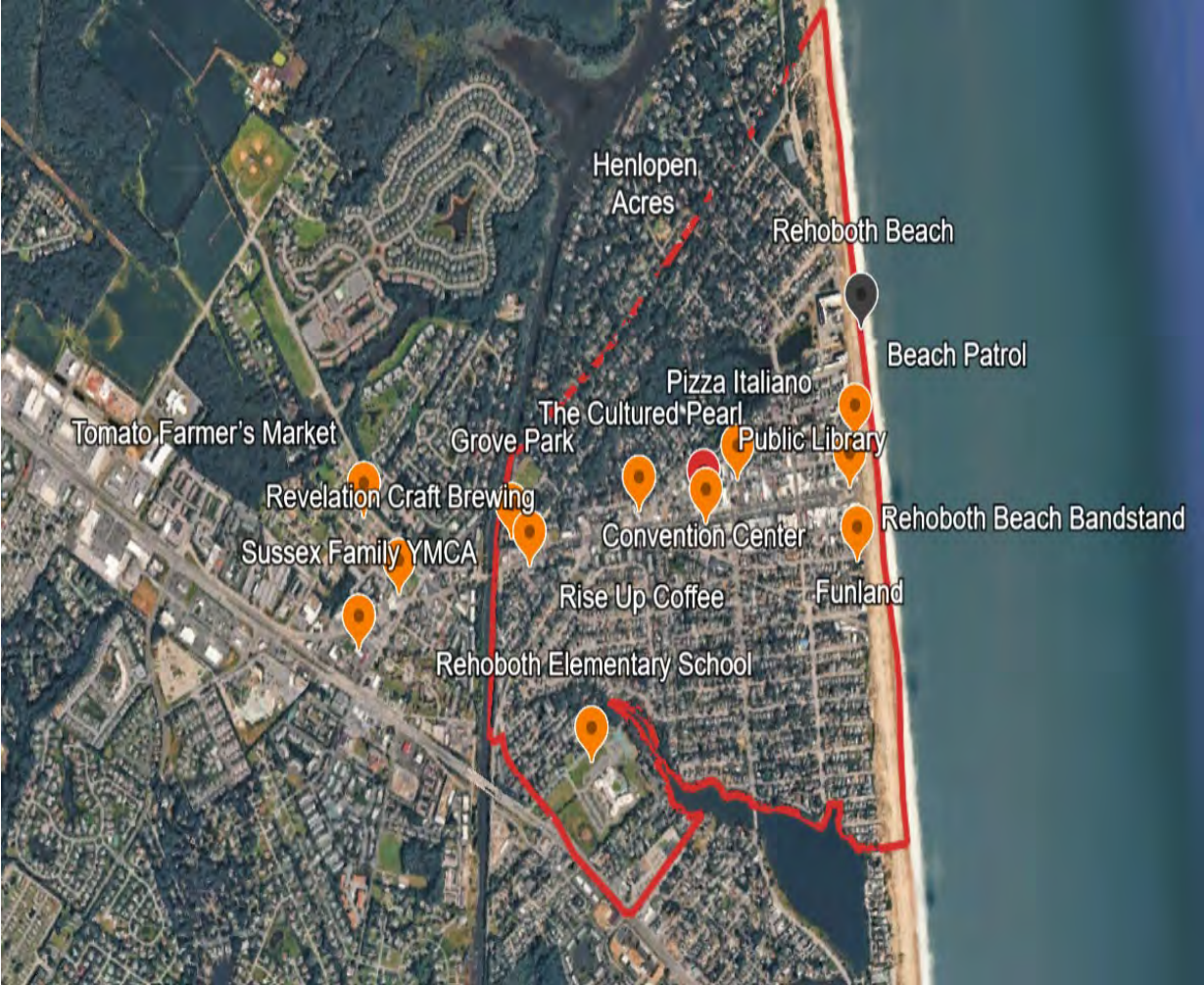
SGA team greeting and supporting visitors inside the studio



Structured 1:1 interviews

With residents, business owners, seasonal workers and city staff

POP-UP SURVEY LOCATIONS



- 11 locations

HEY REHOBOTH BEACH! DID YOU KNOW?

Help **shape** what housing looks like in your community.

73% of surveyed* residents believe their communities have not invested enough in affordable housing.

72% doubt that younger people will be able to afford to live in their communities in the future.

66% believe supporting first-time homebuyers should be a high priority for community leaders.

*Data from a 2026 survey conducted by the University of Delaware and the Delaware State Housing Authority

NOW WE WANT TO HEAR FROM YOU!

Take the quick community pop-up survey

What housing issues do you see?

Who needs more housing options?

What housing types fit Rehoboth Beach's future?

SCAN TO TAKE THE SURVEY



PRELIMINARY SURVEY RESULTS*



Rehoboth Beach Housing Pop-Up Survey

Thank you for taking this quick survey. This survey is part of information gathering for the Delaware State Housing Authority (DSHA)'s Zoning and Land Use Pilot Program and facilitated by Smart Growth America. The team is in town this week to participate in the Rehoboth Beach Charrette, hosted at the Convention Center. We are gathering input from community members in Rehoboth Beach, including seasonal workers, business owners, and long-term residents to better understand housing needs, concerns, and opportunities. Your responses will help inform future community conversations about housing, land use, and development.

Estimated time:
5-7 minutes

109

responses as of 7/17/26 — common themes below



Relationship to the city

- 20+ year residents
- Employees
- Downtown Business & Property owners



Housing options wanted

- Above businesses
- Workforce housing
- Smaller homes



Top community concerns

- Parking
- Affordability
- Traffic



Housing-related concerns

- Long-distance commutes
- Transportation challenges
- High rents
- Crowded housing

PRELIMINARY SURVEY RESULTS

What residents, workers and business owners told us

“

“It is impossible to move to Rehoboth Beach for work in Rehoboth Beach and be able to afford to live in the city limits.”

“

“I would support accessory units specifically to support seasonal worker, not for weekly summer rental.”

“

“It would also be helpful to allow ADUs for workers to be able to reside near or easily commute to from their place of work. Lastly there should be more frequent buses or modes of transportation to allow workers to commute during the summer season as there is a high influx of beach visitors on the road and riding the buses.”

“

“Have more apartments above business or retail without parking requirements. Accessory dwelling units, such as backyard cottages or garage apartments without additional parking requirements.”

In their own words — pop-up survey open responses

INITIAL POLICY RECOMMENDATIONS



Benefits of mixed-use development

- Convenience & walkability
- Economic resilience
- Environmental sustainability
- Social connection



Benefits of workforce housing

- Less expensive for workers and families
- Easier for business owners to attract & retain quality staff
- Better services: police, fire, city staff live closer to help in emergencies
- Better quality of life & stronger economy

RECOMMENDED ZONING REFORMS

- 1** Allow more density in downtown, mixed-use with residential in commercial zones or employment centers and reduce parking requirements
- 2** Allow ADUs / Missing Middle housing types as a permitted use in residential zones

- 3** Establish an inclusionary zoning program to address affordable and workforce housing needs

BEST PRACTICES: THE OPPORTUNITY

Why housing is a main-street economic issue



The workforce can't afford to stay

Businesses depend on a seasonal and year-round workforce that increasingly cannot afford to live in the communities they serve.



Space is sitting empty

Many of these same cities struggle with underutilized or vacant space — empty lots, quiet upper floors, shuttered storefronts.



Housing revitalizes both

Housing development turns those areas into vibrant, mixed-use spaces that combine residential units with commercial storefronts.

The opportunity: residential units above, commercial storefronts below — housing that puts underused space back to work and keeps downtown active year-round, without consuming new land.

Peer beach towns face the same pressures

BEST PRACTICES: PEER REFORMS

Four beach towns, four tools — each lowers the cost of adding a unit or pays to keep one occupied year-round



Ocean City, MD

PRE-DEVELOPMENT GRANTS

\$10–25K

per property owner

The Ocean City Development Corporation covers pre-construction costs for workforce housing development — the early, risky spending that stops small projects before they start.



Lewes, DE

LEGALIZED ADUs

Sept 2024

ADUs permitted

Legalized ADUs with an owner-occupancy requirement and a 12-month minimum lease to prevent conversion to short-term rentals.



Cape May, NJ

BONUS + SUBSIDY

40% / 20%

density bonus for set-aside

Projects of 5+ units earn a 40% density bonus for a 20% affordable set-aside. A separate accessory apartment program pays owners \$20–30K per unit for deed-restricted units.



Provincetown, MA

CONVERSION INCENTIVES

STR → rental

direct incentive payments

Direct payments to owners who convert away from short-term rental or vacancy back into year-round rental housing.

NEXT STEPS

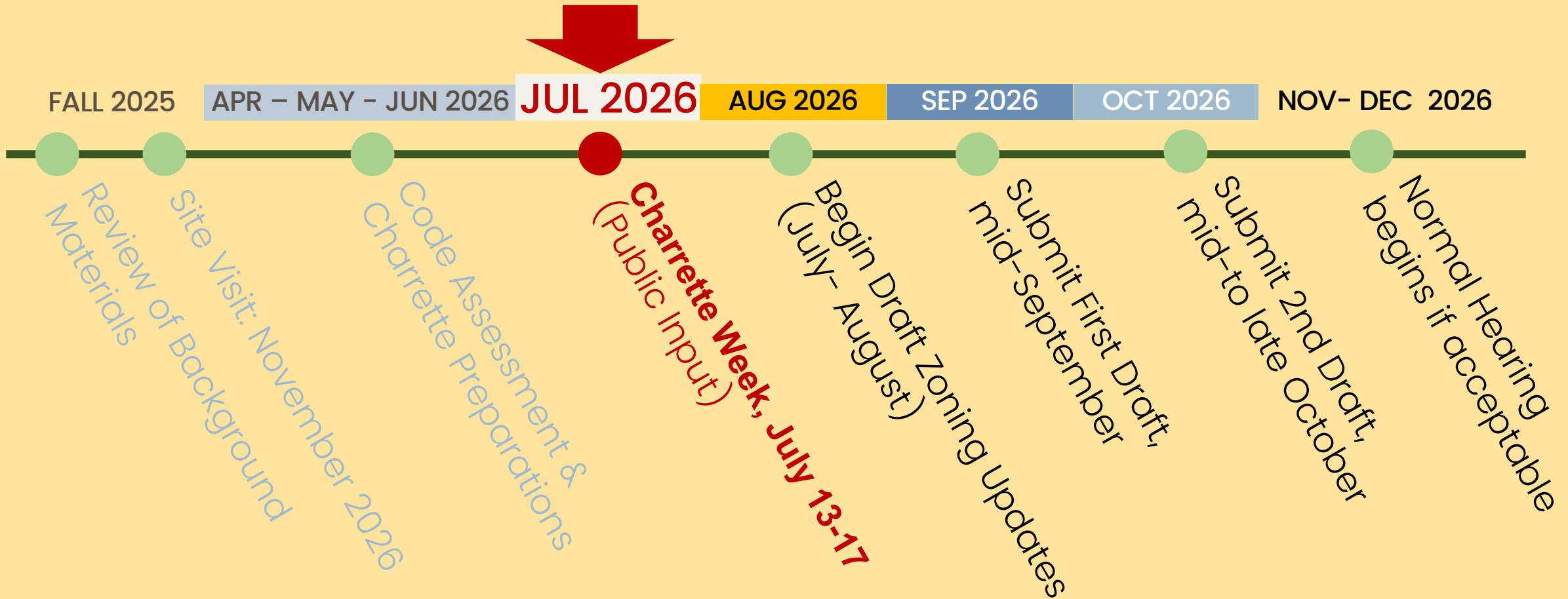


CHARRETTE WEEK

ZONING CODE UPDATE – NEXT STEPS



The Goal is to have new ordinances before the end of 2026.





CHARRETTE WEEK

ZONING CODE UPDATE WORK IN PROGRESS

