

**AN ORDINANCE TO REZONE FOURTEEN PARCELS OF LAND WITHIN THE AREA GENERALLY BOUNDED BY MARYLAND AVENUE, THE AMTRAK RAILROAD CORRIDOR, I-95, AND LOWER ELM STREET FROM A ZONING CLASSIFICATION OF M-1 (LIGHT MANUFACTURING) TO A ZONING CLASSIFICATION OF C-2 (SECONDARY BUSINESS CENTERS)**

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#0257

Sponsor:

Council  
Member  
Harlee

**WHEREAS**, in accordance with and pursuant to Section 48-52 of the City Code, the City Planning Commission held a duly advertised public hearing at its December 13, 2022 meeting and adopted Planning Commission Resolution 9-22, which recommended approval of the rezoning of fourteen parcels of land located within the area generally bounded by Maryland Avenue, the Amtrak Railroad Corridor, I-95, and Lower Elm Street (being Tax Parcel Nos. 26-042.20-015, 26-042.20-016, 26-042.20-017, 26-042.20-018, 26-042.20-019, 26-042.20-020, 26-042.20-021, 26-042.20-023, 26-042.20-024, 26-042.20-025, 26-042.20-026, 26-042.20-027, 26-042.20-095, and 26-042.20-096) (collectively, the “Parcels”) from a zoning classification of M-1 (Light Manufacturing) to a zoning classification of C-2 (Secondary Business Centers), as illustrated on the map attached hereto and made a part hereof as Exhibit “A”; and

**WHEREAS**, in accordance with and pursuant to Section 48-51 of the City Code, City Council deems it necessary and appropriate to rezone the Parcels from a zoning classification of M-1 (Light Manufacturing) to a zoning classification of C-2 (Secondary Business Centers), as illustrated on the map attached hereto and made a part hereof as Exhibit “A”.

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF WILMINGTON HEREBY ORDAINS:**

**SECTION 1.** Section 48-97 of the Wilmington City Code and the “Building Zone Map of Wilmington, Delaware,” dated January 19, 2006 (as subsequently amended), are

hereby amended by changing the zoning classification of the Parcels (being Tax Parcel Nos. 26-042.20-015, 26-042.20-016, 26-042.20-017, 26-042.20-018, 26-042.20-019, 26-042.20-020, 26-042.20-021, 26-042.20-023, 26-042.20-024, 26-042.20-025, 26-042.20-026, 26-042.20-027, 26-042.20-095, and 26-042.20-096) from a zoning classification of M-1 (Light Manufacturing) to a zoning classification of C-2 (Secondary Business Centers), as illustrated on the map attached hereto and made a part hereof as Exhibit “A”.

**SECTION 2.** The rezoning of the Parcels described herein and identified in Exhibit “A” attached hereto and made a part hereof is consistent with the recommendations of the Citywide comprehensive plan entitled “Wilmington 2028: A Comprehensive Plan for Our City and Communities”.

**SECTION 3.** This Ordinance shall be deemed effective immediately upon its date of passage by City Council and approval by the Mayor.

First Reading.....December 8, 2022  
Second Reading.....December 8, 2022  
Third Reading.....

Passed by City Council,

\_\_\_\_\_  
President of City Council

ATTEST: \_\_\_\_\_  
City Clerk

Approved this \_\_\_\_ day of \_\_\_\_\_, 2023.

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Mayor

**SYNOPSIS:** This Ordinance rezones fourteen parcels of land located within the area generally bounded by Maryland Avenue, the Amtrak Railroad Corridor, I-95, and Lower Elm Street (being Tax Parcel Nos. 26-042.20-015, 26-042.20-016, 26-042.20-017, 26-042.20-018, 26-042.20-019, 26-042.20-020, 26-042.20-021, 26-042.20-023, 26-042.20-024, 26-042.20-025, 26-042.20-026, 26-042.20-027, 26-042.20-095, and 26-042.20-096) from a zoning classification of M-1 (Light Manufacturing) to a zoning classification of C-2 (Secondary Business Centers).

**FISCAL IMPACT STATEMENT:** This Ordinance has no anticipated negative fiscal impact.

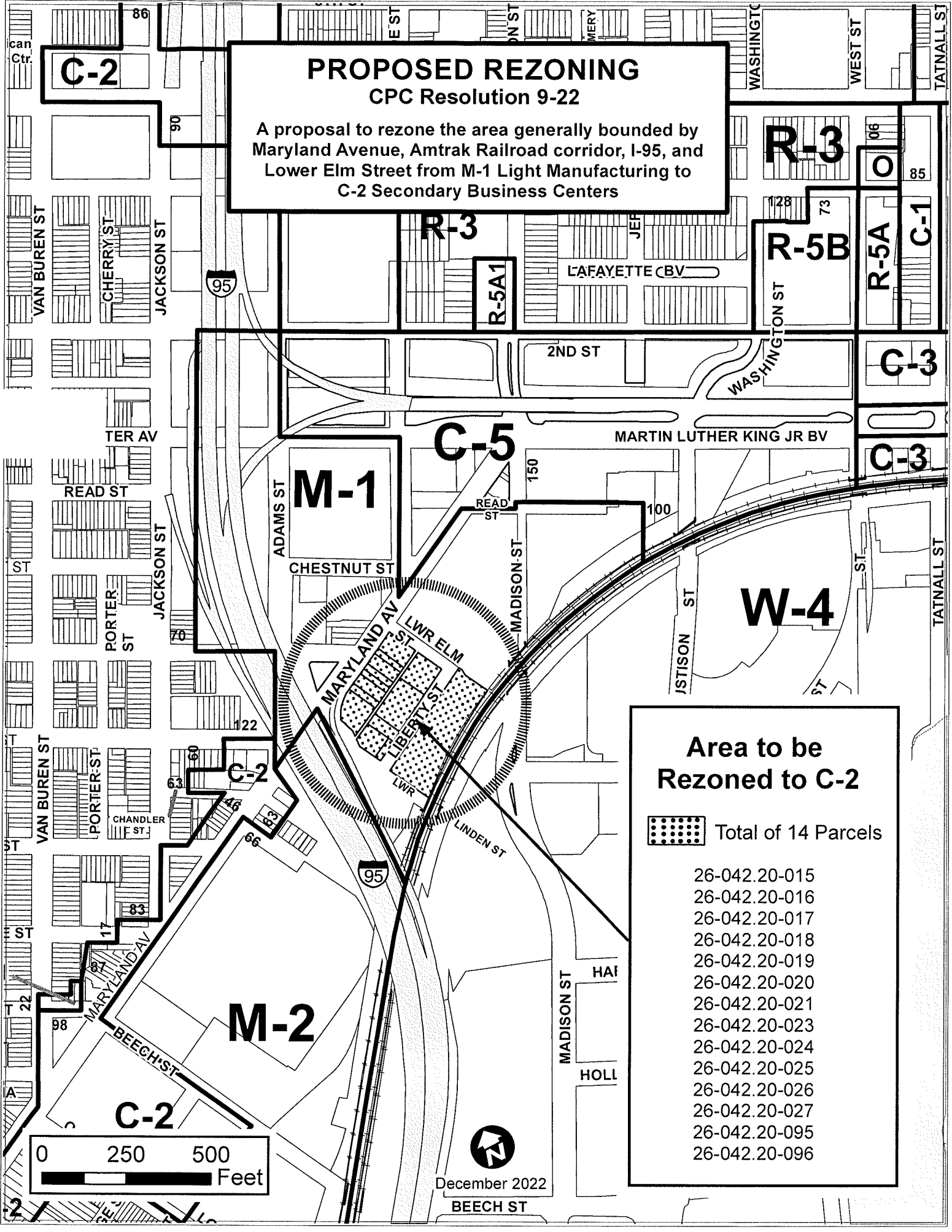
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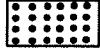
# EXHIBIT A

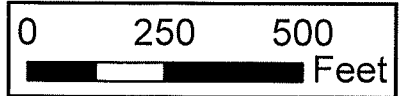
# PROPOSED REZONING

## CPC Resolution 9-22

A proposal to rezone the area generally bounded by Maryland Avenue, Amtrak Railroad corridor, I-95, and Lower Elm Street from M-1 Light Manufacturing to C-2 Secondary Business Centers



- Area to be Rezoned to C-2**
-  Total of 14 Parcels
- 26-042.20-015
  - 26-042.20-016
  - 26-042.20-017
  - 26-042.20-018
  - 26-042.20-019
  - 26-042.20-020
  - 26-042.20-021
  - 26-042.20-023
  - 26-042.20-024
  - 26-042.20-025
  - 26-042.20-026
  - 26-042.20-027
  - 26-042.20-095
  - 26-042.20-096



  
 December 2022  
 BEECH ST