

**SUBSTITUTE NO. 1 TO ORDINANCE NO. 23-028**

**AN ORDINANCE TO REZONE SIX PARCELS OF LAND LOCATED ALONG LINCOLN STREET BETWEEN TENTH AND ELEVENTH STREETS FROM A ZONING CLASSIFICATION OF R-3 (ONE-FAMILY ROW HOUSES) TO A ZONING CLASSIFICATION OF C-2 (SECONDARY BUSINESS CENTERS)**

**Rev. 1  
#0325**

**Sponsor:**

**Council  
Member  
Johnson**

**Co-Sponsors:**

**Council  
President  
Congo**

**Council  
Members  
B. Fields  
Cabrera  
Bracy**

**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 June 20, 2023 meeting and adopted Planning Commission Revised Resolution 3-23, which recommended approval of the rezoning of six (6) parcels of land located along Lincoln Street between Tenth and Eleventh Streets (being Tax Parcel Nos. 26-020.10-037, 26-020.30-014, 26-020.30-038, 26-020.30-039, 26-020.30-040, and 26-020.30-032) (collectively, the “Parcels”) from a zoning classification of R-3 (One-Family Row Houses) 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 R-3 (One-Family Row Houses) 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.

26-020.10-037, 26-020.30-014, 26-020.30-038, 26-020.30-039, 26-020.30-040, and 26-020.30-032) from a zoning classification of R-3 (One-Family Row Houses) 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”, as amended by resolution of City Council in accordance with City Planning Commission Revised Resolution 2-23.

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

First Reading..... June 15, 2023  
Second Reading..... June 15, 2023  
Third Reading.....

Passed by City Council,

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President of City Council

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

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

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Mayor

**SYNOPSIS:** This Ordinance rezones six (6) parcels of land located along Lincoln Street between Tenth and Eleventh Streets (being Tax Parcel Nos. 26-020.10-037, 26-020.30-014, 26-020.30-038, 26-020.30-039, 26-020.30-040, and 26-020.30-032) from a zoning classification of R-3 (One-Family Row Houses) to a zoning classification of C-2 (Secondary Business Centers).

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

W0121668

# **EXHIBIT A**

# REVISED RESOLUTION 3-23

A Proposal to Rezone 6 parcels of land located along Lincoln Street between 10th and 11th Streets, from R-3 (One Family Row Houses) to C-2 (Secondary Business Centers).

Zoning Referral 561-23.

R-3

N SCOTT ST

PENNSYLVANIA AVE

Area to be Rezoned to C-2



Total of 6 Parcels

- 26-020.10-037
- 26-020.30-014
- 26-020.30-038
- 26-020.30-039
- 26-020.30-040
- 26-020.30-032

C-2

N LINCOLN ST

W 11TH ST

N UNION ST

R-5C

R-3

N SCOTT ST

W 10TH ST

C-2

R-3

Father Tucker Park



June 2023

