

**AN ORDINANCE TO REZONE A PORTION OF THE PARCEL OF LAND  
LOCATED AT 1600 WEST EIGHTH STREET FROM A ZONING  
CLASSIFICATION OF R-3 (ONE-FAMILY ROW HOUSES) TO A ZONING  
CLASSIFICATION OF R-5-A-1 (LOW-MEDIUM DENSITY APARTMENT  
HOUSES)**

#0009

Sponsor:

Council  
Member  
Johnson

**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 January 21, 2025 meeting and adopted Planning Commission Resolution 1-25, which recommended approval of the rezoning of a portion of the parcel of land located at 1600 West Eighth Street (being Tax Parcel No. 26-027.10-253) (the "Parcel") occupying a portion of the block bounded by West Sixth, West Seventh, North Scott, and North Dupont Streets from a zoning classification of R-3 (One-Family Row Houses) to a zoning classification of R-5-A-1 (Low-Medium Density Apartment Houses), 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 aforementioned portion of the Parcel from a zoning classification of R-3 (One-Family Row Houses) to a zoning classification of R-5-A-1 (Low-Medium Density Apartment Houses), 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 a portion of the Parcel (being Tax Parcel No. 26-027.10-253) occupying a portion of the block bounded by West Sixth, West Seventh, North Scott, and North Dupont Streets from a zoning classification of R-3 (One-Family Row Houses) to a zoning classification of R-5-A-1 (Low-Medium Density Apartment

Houses), as illustrated on the map attached hereto and made a part hereof as Exhibit "A".

**SECTION 2.** The rezoning of the portion of the Parcel described above 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..... February 6, 2025  
Second Reading..... February 6, 2025  
Third Reading.....

Passed by City Council,

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

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

Approved this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

**SYNOPSIS:** This Ordinance rezones a portion of the parcel of land located at 1600 West Eighth Street (being Tax Parcel No. 26-027.10-253) occupying a portion of the block bounded by West Sixth, West Seventh, North Scott, and North Dupont Streets from a zoning classification of R-3 (One-Family Row Houses) to a zoning classification of R-5-A-1 (Low-Medium Density Apartment Houses).

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

W0127748

## **EXHIBIT A**

## CPC RESOLUTION 1-25

A Proposal to Rezone a portion of  
parcel 26-027.10-253 from R-3  
(One Family Row Houses) to R-5A1  
(Low-Medium Density Apartment Houses).

Zoning Referral 567-25.

### LOCATION OVERVIEW



N SCOTT ST

DOUGLAS ST

W 8TH ST

R-3

W 7TH ST

R-3

26-027.10-253

C-2

26-027.10-253

*Parcel is split-zoned  
(C-2/R-3).  
R-3 portion proposed  
for R-5A1.*

C-1

N CLAYTON ST

W 6TH ST

N DUPONT ST

R-5A1

R-3

W 5TH ST

0 75 150  
Feet



December 2024