

AN ORDINANCE TO REZONE THE PARCELS OF LAND LOCATED AT 1934 AND 1934A RISING SUN LANE FROM A ZONING CLASSIFICATION OF R-1 (ONE-FAMILY DETACHED DWELLINGS) TO A ZONING CLASSIFICATION OF R-2 (ONE-FAMILY DETACHED DWELLINGS AND ONE-FAMILY SEMI-DETACHED DWELLINGS)

#0101

Sponsor:

**Council
Member
Field**

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 May 20, 2025 meeting and adopted Planning Commission Resolution 5-25, which recommended approval of the rezoning of the parcels of land located at 1934 and 1934A Rising Sun Lane (being Tax Parcel Nos. 26-005.10-038 and 26-005.10-040) (collectively, the “Parcels”) from a zoning classification of R-1 (One-Family Detached Dwellings) to a zoning classification of R-2 (One-Family Detached Dwellings and One-Family Semi-Detached Dwellings), 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, after holding a duly advertised public hearing, City Council deems it necessary and appropriate to rezone the Parcels from a zoning classification of R-1 (One-Family Detached Dwellings) to a zoning classification of R-2 (One-Family Detached Dwellings and One-Family Semi-Detached Dwellings), 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. 26-005.10-038 and 26-005.10-040) from a zoning classification of R-1 (One-Family Detached Dwellings) to a zoning classification of R-2 (One-Family Detached Dwellings and

One-Family Semi-Detached Dwellings), as illustrated on the map attached hereto and made a part hereof as Exhibit “A”.

SECTION 2. The rezoning of the Parcels 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”, as amended by resolution of City Council in accordance with City Planning Commission Resolution 4-25.

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

First Reading..... August 28, 2025
Second Reading..... August 28, 2025
Third Reading.....

Passed by City Council,

President of City Council

ATTEST:_____
City Clerk

Approved this ____ day of _____, 2025.

Mayor

SYNOPSIS: This Ordinance rezones the parcels of land located at 1934 and 1934A Rising Sun Lane (being Tax Parcel Nos. 26-005.10-038 and 26-005.10-040) from a zoning classification of R-1 (One-Family Detached Dwellings) to a zoning classification of R-2 (One-Family Detached Dwellings and One-Family Semi-Detached Dwellings).

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

W0129598

EXHIBIT A

RESOLUTION 5-25

A proposal to rezone the property located at
1934 and 1934A Rising Sun Lane
(tax parcel nos. 26-005.10-038 and 26-005.10-040)
from R-1 One-Family Detached Dwellings
to R-2 One-Family Semi-Detached Dwellings.

Zoning Referral 569-25.

Area to be Rezoned to R-2

Total of 2 Parcels



26-005.10-038



26-005.10-040

Legend

--- City Limits

□ Zoning

□ Building Footprints

□ Parcels

⊙ Park

LOCATION OVERVIEW

NJ

Wilmington



RISING SUN LANE

2600540002

2600510001

280

R-1

50

2600510002

2600510039

2600510003

R-2

2600510005

LAWS LN

2600510006

2600510007

2600510008

2600510009

2600510010

2600510011

2600510032

2600510031

2600510030

2600510033

2600510017

CITY LIMITS

MT VERNON AVE

DORCAS LANE

200

2600510016

2600510015

2600510014

2600510013

2600510012

2600510023

2600510024

2600510025

2600510026

2600510027

2600510028

2600510029

260

19TH ST

R-1

2600530001

0 50 100 Feet



April 2025