

**AN ORDINANCE TO REZONE SIX PARCELS OF LAND LOCATED  
WITHIN THE AREA GENERALLY BOUNDED BY LOBDELL,  
BRADFORD, A, AND GOODMAN STREETS FROM A ZONING  
CLASSIFICATION OF R-3 (ONE-FAMILY ROW HOUSES) TO A ZONING  
CLASSIFICATION OF M-1 (LIGHT MANUFACTURING)**

**#0107**

**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 July 15, 2025 meeting and adopted Planning Commission Resolution 8-25, which recommended approval of the rezoning of six (6) parcels of land located within the area generally bounded by Lobdell, Bradford, A, and Goodman Streets (being Tax Parcel Nos. 26-051.30-392, 26-051.30-393, 26-051.30-394, 26-051.30-395, 26-051.30-396, and 26-058.10-210) (collectively, the “Parcels”) from a zoning classification of R-3 (One-Family Row Houses) to a zoning classification of M-1 (Light Manufacturing), 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-3 (One-Family Row Houses) to a zoning classification of M-1 (Light Manufacturing), 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. 26-051.30-392, 26-051.30-393, 26-051.30-394, 26-051.30-395, 26-051.30-396, and 26-

058.10-210) from a zoning classification of R-3 (One-Family Row Houses) to a zoning classification of M-1 (Light Manufacturing), 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 7-25.

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

First Reading..... September 18, 2025  
Second Reading..... September 18, 2025  
Third Reading.....

Passed by City Council,

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

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

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

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Mayor

**SYNOPSIS:** This Ordinance rezones six parcels of land located within the area generally bounded by Lobdell, Bradford, A, and Goodman Streets (being Tax Parcel Nos. 26-051.30-392, 26-051.30-393, 26-051.30-394, 26-051.30-395, 26-051.30-396, and 26-058.10-210) from a zoning classification of R-3 (One-Family Row Houses) to a zoning classification of M-1 (Light Manufacturing).

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

W0129890

## **EXHIBIT A**

## RESOLUTION 8-25

A proposal to rezone six (6) parcels of land with the area generally bounded by Lobdell, Bradford, A, and Goodman Streets (being Tax Parcel Nos. 2605130392; 2605130393; 2605130394; 2605130395; 2605130396; and 2605810210) from R-3 One-Family Row Houses zoning to M-1 Light Manufacturing zoning.

Zoning Referral 571-25

W-1

CHRISTIANA AVE

LOBDELL ST

S CLAYMONT ST

R-3

BRADFORD ST

GOODMAN ST

M-1

A ST

### Area to be Rezoned to M-1

Total of 6 Parcels

2605130392  
2605130393  
2605130394  
2605130395  
2605130396  
2605810210

### Legend



Zoning



Parcels

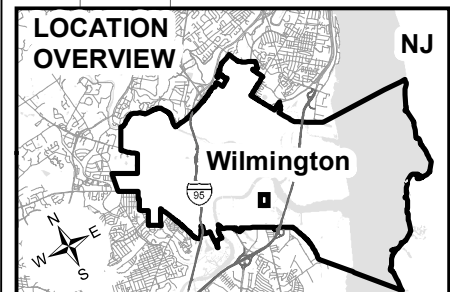


Building Footprints



Park

### LOCATION OVERVIEW



Barbara  
Hicks  
Playground

O



June 2025

