

RECOMMENDED AMENDMENTS TO  
TOWN OF DEWEY BEACH COMPREHENSIVE PLAN

**Substantive Recommendations (and Questions):**

In Section 1.1 of Chapter 1, the last sentence of the third paragraph should be changed to read: “It is intended to cover a ten-year planning period and must be reviewed at least every ten years.”

Consider updating the demographic and population data in Section 2-1 of Chapter 2 to reflect more current data available from 2010 census.

Consider updating the housing data in Section 2-2 of Chapter 2 to reflect more current data available from 2010 census.

Question: Is it a goal of the Town to become “more residential and less seasonal”, which appears to be an assumption stated in Section 2-3 (page 19) of the Comprehensive Plan?

Question: Were the 2 recommendations at the bottom of page 19 to the top of page 20 actually implemented?

On page 20, under the heading “Leased Land”, I would recommend stating explicitly that these lands shall remain zoned for low-density residential use only (you might even want to specify single-family dwellings – i.e., no duplexes, townhouses, condominiums, apartments, or other multi-family uses will be permitted).

Question: Was the annexation feasibility study recommended at the top of page 21 ever performed?

Question: Were Plan Recommendations #1 and #2 on page 21 ever achieved?

Strike Plan Recommendation #4 on page 21.

Strike the last two sentences in the last paragraph on page 21 (starting with “It is the goal of this Comprehensive Plan...”).

In the specifications for each of the RB Zones set forth at pages 22-23, revise the usage of the phrase “relaxed bulk standards” to make it clear that, notwithstanding the relaxation of bulk standards, no building shall be permitted to exceed 35 feet in height (despite any pre-existing exceptions).

Clarify the distinctions between the three RB Districts.

Consider updating the traffic count data in Table 22.

Question: Were the Plan Recommendations set forth on pages 35-40 ever implemented?

Strike Plan Recommendation #4 at the top of page 37.

Question: Were the Implementation Steps at the top of page 43 ever completed (especially the fourth bullet point)?

**Minor (Stylistic) Recommendations:**

Capitalize the word “town” throughout, whenever referring to the Town of Dewey Beach in particular.

Capitalize the word “solicitor” throughout, whenever referring to the Town of Dewey Beach Solicitor in particular.

Capitalize the word “state” throughout, whenever referring to the State of Delaware in particular.