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TOWN, COUNTY, AND STATE OFFICIALS

Town of Dewey Beach

Current Mayor and Town Commissioners

Dell Tush, Mayor
Dale H. Cooke, Commissioner
Mike Eisenhauer, Commissioner
Robert Fitzgerald, Commissioner
Claire Walsh, Commissioner

Former Mayor and Town Commissioners

Patricia Wright, Mayor 2002-05
Courtney Riordan, Mayor 2005-06
Alice Walsh, Commissioner
Ellie Mayhew, Commissioner

Current Planning & Zoning Commission

Ed Beste
Jim Dedes
Carolann Dryer
David King
George Metz
Harry Wilson
Suzanne Ziegler

Former Planning & Zoning Commission

Helene Bruhl
Mike Harmer
Bobbie Turk

Comprehensive Plan Working Group

Harry Wilson, Chair
Ed Beste
Dale Cooke
Jim Dedes
Carolann Dryer
Robert Fitzgerald
David King
Suzanne Ziegler

Former Plan Working Group Members

Helene Bruhl
Mike Harmer
Bobbie Turk

Town Manager — Gordon Elliott

Town Solicitor — John Brady; Robert Witsil (former)

Sussex County

County Administrator — David Baker

County Council

Dale R. Dukes, 1st District
Finley B. Jones, 2nd District
Lynn J. Rogers, 3rd District
George B. Cole, 4th District
Vance Phillips, 5th District

State of Delaware

Governor — Ruth Ann Minner
Senate — George H. Bunting, Jr., Senator, 20th District
House of Representatives — Gerald W. Hocker, Representative, 38th District
Office of State Planning Coordination — Constance S. Holland, AICP, Director

INSTITUTE FOR PUBLIC ADMINISTRATION

This plan was prepared by the Institute for Public Administration (IPA), a unit within the College of Human Services, Education & Public Policy at the University of Delaware. IPA links the research and resources of the University of Delaware with the management and information needs of local, state, and regional governments in the Delaware Valley. IPA provides assistance to agencies and local governments through direct staff assistance and research projects as well as training programs and policy forums. Jerome R. Lewis is the Director of the Institute.

B.J. DeCoursey and Martin Wollaston managed this work and authored much of the plan, assisted by Linda Raab and William Fasano. They coordinated the efforts of IPA's staff and were IPA's liaison with the Town Comprehensive Plan Working Group and the residents of Dewey Beach. Nicole Minni, GIS Specialist for IPA, assembled the digital data and information and developed all of the maps in this Plan.

Institute Director

Jerome R. Lewis, Ph.D.

Town of Dewey Beach Comprehensive Plan Team

William "B.J." DeCoursey, Planner
Linda Raab, Senior Planner
Martin Wollaston, Planning Services Manager
William J. Fasano, Jr., Senior Research Assistant
George Morse, Research Assistant

Mapping and GIS Development

Nicole Minni, GIS/Graphics Specialist

Editorial Review and Cover Design

Mark Deshon, Assistant Policy Scientist

Staff Review Team

Plans developed by IPA are a total team effort, utilizing the individual skills of many of the staff and students working with the IPA Planning Services Group. In addition to the IPA staff and students listed above, thanks also go to the staff of the Delaware Office of State Planning Coordination for their comments.

A MUNICIPAL COMPREHENSIVE DEVELOPMENT PLAN FOR
THE TOWN OF DEWEY BEACH, DELAWARE
June 21, 2007

INTRODUCTION

This Comprehensive Development Plan is intended to serve as a document for the future development of Dewey Beach. It has been adopted by the Town Council and is given official recognition as a guide for future planning efforts of the community and its representatives. The legal means for the implementation of the goals and objectives of this plan are included in zoning codes and other municipal codes and ordinances. This plan is a flexible document, and the updating or revision of planning goals and objectives is essential to keep the planning program responsive to the changing needs of the community. The public's understanding of the role and contribution to the efforts of the Planning Committee are needed to keep the community's best interests aligned with the town's growth and development plans for the future. Community interest and cooperative commitment to practical planning and the timely implementation of the goals and objectives of comprehensive development planning will contribute to a higher quality of life in Dewey Beach.

The plan is also an informational document for the public. Citizens, business people, and government officials can turn to the plan to learn more about Dewey Beach and its policies for future land use decisions. Potential new residents can use the documents as an informational resource about the town, including its characteristics and facilities, to help them make decisions about moving to Dewey Beach. This document contains the most current information on population, transportation, housing, employment, and the environment, which may be of interest to land developers, economic-development professionals, and financiers.

Finally, the Dewey Beach Comprehensive Plan is a legal document. The Delaware Code specifies that ". . . any incorporated municipality under this chapter shall prepare a comprehensive plan for the city or town or portions thereof as the commission deems appropriate." The code further specifies, "after a comprehensive plan or portion thereof has been adopted by the municipality in accordance with this chapter, the comprehensive plan shall have the force of law and no development shall be permitted except as consistent with the plan." (§ 702, Title 22, Delaware Code)

CHAPTER 1. BACKGROUND

1-1. The Authority to Plan

Delaware law requires that municipalities engage in comprehensive planning activities for the purpose of encouraging "the most appropriate uses of the physical and fiscal resources of the municipality and the coordination of municipal growth, development, and infrastructure investment actions with those of other municipalities, counties and the State…." This plan was written to comply with the requirements of a municipal development strategy as described in the Delaware Code (below) for towns with population of 2000 or fewer.

The municipal comprehensive plan for communities with fewer than 2,000 people (such as Dewey Beach) is to be a "document in text and maps, containing at a minimum, a municipal development strategy setting forth the jurisdiction's position on population and housing growth within the jurisdiction, expansion of its boundaries, development of adjacent areas, redevelopment potential, community character, and the general uses of land within the community, and critical community development and infrastructure issues." In addition, the town's comprehensive-planning process must demonstrate coordination with other municipalities, the county, and the state during plan preparation. (22 Del. C. 1953, § 702; 49 Del. Laws, c. 415, § 1.)

State law requires that planning be an ongoing process and that municipalities identify future planning activities. This document is Dewey Beach's Municipal Comprehensive Development Plan as required by state law. It is intended to cover a ten-year planning period and be reviewed at least every five years.

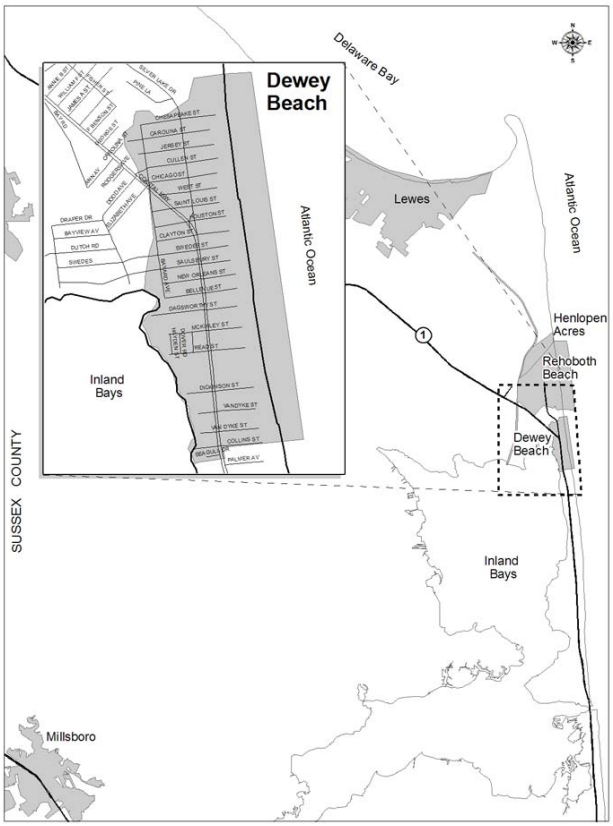
In July 2004 the Town of Dewey Beach contracted with IPA at the University of Delaware to assist with developing its Comprehensive Plan. IPA utilized a team of professional staff and graduate research assistants to work with the Dewey Beach Comprehensive Plan Working Group, a committee comprising members of the Planning and Zoning Commission and Town Commission assembled to cooperatively craft an effective Comprehensive Plan.

1-2. An Overview of the Community

This section will provide some basic information about the town and serve as a foundation for the more specific data and information provided in following sections of the plan.

1-2a. Location

The Town of Dewey Beach is located along Delaware's Atlantic coastline in eastern Sussex County. Its municipal boundaries comprise approximately 300 acres. The Town is bounded on the east by the Atlantic Ocean, on the west by the Rehoboth Bay, and on the north and south by unincorporated Sussex County. The Town of Dewey Beach is located just north of the Delaware Seashore State Park, a protected natural area, and just south of the City of Rehoboth Beach. The map below illustrates the location and municipal bounds of the Town of Dewey Beach.



1-2b. History & Cultural Resources

On January 5, 1855, Clementine and Robert West bought 135 acres of what would become Dewey Beach from John Roades. Development in the town was sparse until Rehoboth by the Sea Realty Company began developing the northern portion of what is now Dewey Beach, then known as Rehoboth By The Sea. In 1915 Morgan T. Gum was commissioned by the state to produce a subdivision plan for what is now the southern portion of Dewey Beach. Gum's design was based on the same grid system used in the development to the north in 1855. By continuing the northern grid system, Gum effectively completed the plan for what would later become Dewey Beach.

U.S. Life-Saving Station 141 was built on what is now Dagsworthy Street in 1879. At the time it was called the Rehoboth Life Saving Station, and those chosen to staff the station were drawn from local watermen. Over time a small community grew around the station, and in 1915 the U.S. Life Saving Service became the U.S. Coast Guard. In the wake of the Spanish-American War, many towns were named in honor of war hero Admiral George Dewey. Three history books, one written as far back as 1938, suggest that Dewey Beach can also claim the Admiral as its namesake.

While the Great Depression had a serious impact upon Rehoboth By The Sea Realty Company, surviving partners George A. McMahon and John E. Redefer retained the company and continued the town's development. These efforts were greatly helped when Route 1 was built in 1944, providing greater accessibility to the town. The Great Nor'easter Storm of March 5th and 6th, 1962, brought high winds and ocean waves of 30 feet. The storm damaged or destroyed many buildings as the ocean and the bay met, engulfing the town. The "storm of the century" as it was called at the time caused an estimated $200-million-worth of damage (in 1962 dollars) across coastal communities in Delaware.

Following the storm, sewer and water systems were introduced to the town, spurring increased interest in the town and a modest period of development through the 1960s. By the mid 70s the area had attracted the interest of several developers. Around this same time, the state banned drinking in Whiskey Beach. This occurrence, combined with the lack of structure, or a strong police presence in Dewey, which was still an unincorporated town, made it the new favored spot for the displaced Whiskey Beach crowd.

In response to these problems, Dewey Beach became an officially incorporated town in order to make laws against behavioral crimes and hire police to enforce them. Over the next ten years, town officials and local police worked hard to reestablish order and rid Dewey of its "frontier town" image, in favor of the more family-friendly lifestyle it had known in the past. Today, Dewey Beach boasts a vibrant tourist trade and has become a popular summer destination for more than 30,000 visitors each year. These

summer visitors are attracted to the wide array of entertainment and spectacular natural beauty that Dewey Beach has to offer. *(Source: Dewey Beach Draft Comprehensive Plan, Feb. 2002)*

Officially incorporated as a municipality in 1981, the Town of Dewey Beach was one of the last of the fifty-seven cities and towns formally recognized by the State of Delaware. However, the history and culture of Dewey Beach spans more than a century. Today, the Town of Dewey Beach hosts an eclectic mix of full-time and seasonal residents as well as many thousands of daily and weekly visitors. Some of Dewey's historic cultural resources, such as the old Boat House Restaurant, have been lost to time. However, the town has a number of culturally important structures and hosts a variety of cultural events. Among them are

- Sunset Park on Dagsworthy Street – The park provides residents and visitors a beautiful, unobstructed view of one of the most important assets of this beach community, sunsets over the bay.

- The Lions Club John Waples Memorial Playground – The playground contributes significantly to Dewey Beach's cultural identity as a family-friendly vacation destination, while also providing an amenity for full-time residents.

- The Dewey Beach Lifesaving Station – Dating back to the late 1800s, the lifesaving station was moved from Dagsworthy Street to Highway 1 in 1947 and painstakingly restored by the Reader family in the late 1990s. A replica of the original life guard station was completed in 1987 on the Dagsworthy Street property and today serves both as the headquarters for the lifeguards and a town meeting facility.

The town's goals, objectives, and the plan recommendations are spelled out in the next section.

1-3. Community Vision and Plan Goals

As an initial step in the comprehensive planning process, the Dewey Beach Comprehensive Plan Working Group wished to engage the members of the Dewey Beach community in order to objectively and democratically gauge the opinions of residents and property owners regarding a range of planning-related issues. Working with IPA, the Plan Working Group developed a public participation project that involved a mailed written questionnaire, which would serve as the vehicle for public input and vision regarding the plan for the future of the town.

This public participation project was executed between May and November 2005, yielding a substantive collection of data and information to be used to guide the planning process. Based upon the results of the written questionnaire and input received from the Comprehensive Plan Working Group and local residents during a follow-up public meeting, a set of topic-specific plan goals and objectives were developed. A set of general goals was extracted from the town's charter and agreed upon as a good place to start by the Comprehensive Plan Working Group.

Overall, the public participation process in Dewey Beach lasted more than two years. Comprehensive Plan Working Group members attended an IPA planning training session at one of their first meetings related to the comprehensive plan, held in September 2004. Comprehensive plan meetings held from the fall of 2004 until the following summer regularly drew attendance in excess of 25, and at each meeting draft materials were distributed to most attendees. IPA staff also attended a civic meeting, along with Plan Working Group members, in the summer of 2005.

The Comprehensive Plan Working Group continued to hold meetings through the fall of 2005 and into the spring of 2006, discussing a variety of issues related to the plan. In the summer of 2006, the Plan Working Group held a couple of workshops to reach consensus on the development of one of the most important sections of the plan, future land use. Guided mainly by the town's solicitor, the Plan Working Group developed detailed language on future land use to establish the foundation for changes to the town's zoning ordinance, work that will follow the adoption and state certification of this plan. At a public meeting held in October 2006, the final draft plan was reviewed and numerous changes were approved by the Comprehensive Plan Working Group. The meeting concluded with the Working Group formally approving the final draft plan, with the revisions discussed, for forwarding to the Town Commissioners for their approval to forward to the state for PLUS review. In January 2007, the Commissioners unanimously approved accepting the draft plan, as amended by comments contained in the January 13, 2007, meeting minutes, and forwarding the draft plan to the state for PLUS review.

Nearly every planning meeting attended by IPA during the comprehensive-plan development process has effectively functioned as a public outreach meeting, due mainly to the enthusiastic participation of the Dewey Beach community. The public-participation process was also aided by periodic updates to the town's website and a significant amount of coverage in the local press.

1-3a. General Goals

Section 4 of the Charter of the Town of Dewey Beach enumerates five overarching goals for the general governance of the town and its residents:

1. Maintain peace and order.
2. Provide for the town's sanitation.
3. Protect the town's beauty.
4. Provide for the health, safety, convenience, comfort, and well-being of the population.
5. Protect and preserve all property, public and private.

1-3b. Planning Goals

- The Town of Dewey Beach will identify and attempt to address the needs of the residents, property owners, business owners, and visitors.

- The Town of Dewey Beach will encourage the development and improvement of residential land in an appropriate and responsible manner that balances the need to protect the value of residential property and preserve community resources.

- The Town of Dewey Beach will pursue a strategy of urban growth and development that protects the town's land resources while accurately defining the community.

- The Town of Dewey Beach will act to preserve the accessibility of all parts of the community by appropriate modes of transportation while enhancing the safety of residents, property owners, business owners, and visitors.

- The Town of Dewey Beach will act to maximize the effectiveness and equitable availability of public services and facilities for residents, property owners, business owners, and visitors while maintaining the existing funding strategies.

- The Town of Dewey Beach will act to promote the financial stability of the town and maintain fiscal responsibility in its public management activities.

- The Town of Dewey Beach will act to preserve, protect, and rehabilitate the identified natural resources in the region in cooperation with other local governments and the state.

- The Town of Dewey Beach will encourage the development of an appropriate cultural character for the town in response to the identified needs of residents, property owners, business owners, and visitors.

- The Town of Dewey Beach will encourage a pattern of appropriate and sustainable economic development that meets the needs of residents, property owners, business owners, and visitors.

CHAPTER 2. MUNICIPAL DEVELOPMENT STRATEGY

2-1. Demographics and Population

This section of the plan provides details regarding the past, present, and projected population of the Town of Dewey Beach. The data contained in this section may be useful in providing information regarding future service and facility needs, as well as information regarding anticipated changes in the social character of the Dewey Beach community. Information from this section will be noted extensively in other sections of the plan document to reinforce and justify many of the core recommendations. Demographic data used in this planning document were collected from the 1990 and 2000 U.S. Censuses, and the 2004 Delaware Population Consortium report.

Important note: The data and statistics included in this section have been drawn primarily from the U.S. Census Bureau, among other sources. While the accuracy of the data is probably very good, the figures apply only to the permanent population of the Town of Dewey Beach. The vast majority of people in the town are seasonal and occasional residents, weekly or weekend lessees, and daytime visitors. In fact, some of the town's officials themselves are not permanent residents. Unfortunately, accurate statistics regarding this significant portion of the population are extremely difficult to generate, and estimates of these statistics are not recommended for communities the size of Dewey Beach. It is important that the absence of data regarding this segment of the town's population be recognized; however, some basic data regarding the Dewey Beach community is necessary to provide a profile of the town and its people.

Total Population

In 2000, the resident population of the Town of Dewey Beach was 301, according to the 2000 U.S. Census. From 1990 to 2000, Dewey Beach's year-round population grew from 204 to 301, nearly a fifty percent increase. This growth rate well exceeds that of the state but mirrors the growth of the surrounding county, especially in the coastal municipalities. The increase in year-round population numbers seems to demonstrate the desirability of living in Dewey Beach and the existence of an ample and growing supply of local housing. The projections for growth illustrate the rapid increase in population due primarily to the increasing popularity of coastal Sussex County as both a retirement and tourist destination. As growth continues along the coast, environmental and financial issues will cause increasing pressure on the residential and rental markets within the town, as well as mounting pressure on Dewey's parking infrastructure and public beach resources. Table 1 displays population data for the Town of Dewey Beach, Sussex County, and the state of Delaware.

Table 1 – Total Population, 1960-2000

Place	1960	1970	1980	1990	2000	2004 (est.)
Dewey Beach	--	-- (--)	-- (--)	204 (--)	301 (+47.5%)	309 (+2.7%)
Sussex County	73,195	80,356 (+9.8%)	98,004 (+22.0%)	113,847 (+16.2%)	157,430 (+38.3%)	172,216 (+9.4%)
Delaware	446,292	548,104 (+22.8%)	594,338 (+8.4%)	669,069 (+12.6%)	786,448 (+17.5%)	830,069 (+5.5%)

Source: U.S. Census, 1960-2000 & 2004 population estimate

Population Projection

Population projections are often difficult to accurately compose and are very unreliable for small geographic areas, because there is a large margin of error when manipulating relatively small numbers. Therefore, state sources do not typically calculate population projections for towns the size of Dewey Beach. One method of estimating future municipal population is to project it as a percentage of the growth projected in its larger surrounding area. Another is to project forward the existing trend line for growth within the municipality. Each estimate provides unique results, which have been summarized in an average-population projection.

The first scenario uses the U.S. Census population data and estimates for Dewey Beach from 1990 to 2004, included in Table 1. The population counts for this period indicate that population has grown at an average annual rate of about 3.4 percent. Using this figure as the standard for projection, a relatively aggressive population projection can be derived. The second scenario calculates the town's portion of the official county population projection to 2030 based upon the percentage of the total County population residing in Dewey Beach in 2000 (approximately 0.19 percent). Reliable population projections for Sussex County are available and regularly updated by the Delaware Population Consortium. Using this method, a more conservative projection is derived.

Figure 1 and Table 2 display the results of these two scenarios graphically, and it is proposed that the future population of Dewey Beach will lie within the range shown by these two projection methods. However, it is again important to note that these projections are not necessarily reliable and are provided only for some basic information regarding the anticipated future of the town and the content of its community. An important factor in the growth of the Dewey Beach community is the rate at which the town transforms from a summer resort community to an increasingly permanent, year-round community.

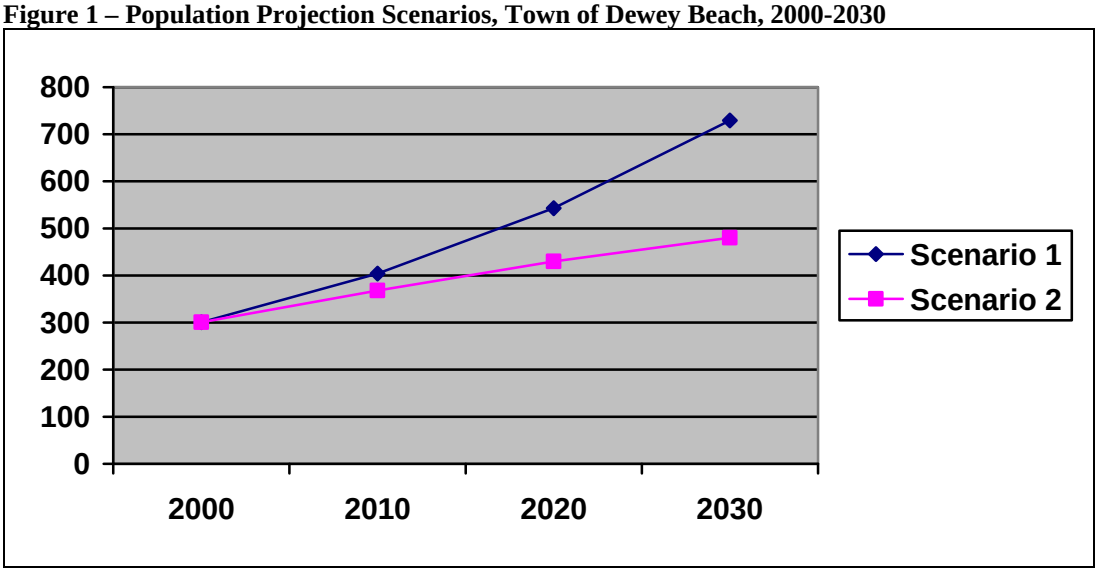
A parcel survey completed in 2005 showed that the town has little undeveloped land. This seems to indicate that population growth in the future may be driven by existing seasonal residents or rental property owners relocating permanently to Dewey Beach or selling their existing property to year-round owners. However, individual tastes and market forces, both of which are impossible to predict, will continue to determine future trends in population and development.

Table 2 – Population Projection Scenarios, Town of Dewey Beach, 2000-2030

Growth Scenario	2000	2010	2020	2030
Scenario 1: Trend Projection of Decadal Growth	301	404 (+34.3%)	543 (+34.3%)	729 (+34.3%)
Scenario 2: Portion of Projected Sussex County Population	301	368 (+22.3%)	430 (+16.9%)	480 (+11.6%)

Source: IPA, U.S. Census, Delaware Population Consortium, 2005

Figure 1 – Population Projection Scenarios, Town of Dewey Beach, 2000-2030



Source: IPA, U.S. Census, Delaware Population Consortium, 2005

Racial Composition

Table 3 details the racial composition of the Town of Dewey Beach as compared to Sussex County and the state of Delaware. Dewey Beach's population includes a greater proportion of non-minority persons than Sussex County or the state of Delaware. However, diversity in the town has grown statistically over the past decade, as shown in Tables 4 and 5. While this data may not directly imply the need for policy changes or specific public service needs, the relative diversity of the town's population in comparison to the surrounding area is an important part of a comprehensive profile of the community.

Table 3 – Racial Composition (%) by Place, 2000

Race	Dewey Beach	Sussex County	Delaware
White	91.7%	80.3%	74.6%
Black	0.3%	14.9%	19.2%
Asian	3.7%	0.7%	2.1%
Other	4.3%	4.1%	4.1%

Source: U.S. Census, 2000

Table 4 – Racial Composition, Dewey Beach, 1990-2000

Race	1990	2000
White	99.0%	91.7%
Black	0.5%	0.3%
Asian	0.0%	3.7%
Other	0.5%	4.3%

Source: U.S. Census, 1990-2000

Table 5 – Hispanic or Latino Population, 1990-2000

	Dewey Beach	Sussex County	Delaware
1990	0.5%	1.3%	2.4%
2000	5.3%	4.4%	4.8%

Source: U.S. Census, 1990-2000

Age

Table 6 provides some basic information regarding the age of persons living in Dewey Beach, Sussex County, and the state of Delaware. The town's population is relatively older than the population of either Sussex County or the state. The proportion of Dewey Beach residents under the age of eighteen is little more than a third that of the county and the state. This may suggest a reduced need for educational facilities, daycare services, and other child-related institutions. The proportion of adults 18-64 years of age in Dewey Beach is relatively similar to that of Sussex County and the state as a whole. Persons of prime working age represent an equal portion of the people in Dewey Beach as compared to the surrounding region, indicating a relatively healthy labor pool for necessary services in the town and area. Regarding seniors, Dewey Beach's proportion of persons over 65 years of age or over that is nearly double the proportion in Sussex County and well over twice the proportion in the state. This trend is further illustrated by more thoroughly examining the makeup of the adult population in these three places. These data are presented in Table 7.

Table 6 – Age Groups by Place, 2000

Age Range	Dewey Beach	Sussex County	Delaware
0-17 years	8.3%	22.5%	24.8%
18-64 years	63.5%	59.0%	62.3%
65+ years	28.2%	18.5%	12.9%

Source: U.S. Census , 2000

Table 7 – Age Profile of Adult Population by Place, 2000

Age Range	Dewey Beach	Sussex County	Delaware
18-29 years	13.3%	12.4%	28.8%
30-39 years	9.6%	13.5%	15.1%
40-49 years	16.9%	14.4%	11.4%
50-59 years	15.0%	12.8%	8.0%
60-69 years	16.6%	11.7%	6.2%
70-79 years	13.6%	8.8%	2.7%
80+ years	6.6%	3.9%	3.0%

Source: U.S. Census, 2000

In the state of Delaware, the data presented on the previous page suggest that older persons represent a steadily decreasing portion of the population as age increases. For example, persons over 60 years of age make up only about one-eighth (11.9%) of the total population of Delaware, where as young adults between 18 and 29 years old make up more than a quarter (28.8%) of the population. In Dewey Beach, this statewide trend is nearly reversed. Young adults make up little more than one-eighth (13.3%) of the total population, and residents over the age of 60 make up more than a third (36.8%) of the population. In fact, nearly half (48.6%) of the population of Dewey Beach in 2000 was over the age of 60. Overall, the town is displays the characteristics of a relatively older community that can be expected to require services conducive to the needs of seniors.

Education

Table 8 presents data regarding the educational attainment of persons over the age of 25 living in Dewey Beach, Sussex County, and Delaware. As shown, the modal educational level for the Town of Dewey Beach is a bachelor's degree, while the modal category in both the state and the county is a high school

diploma. In addition, the proportion of individuals in Dewey Beach with a college education or higher is nearly double that of the state as a whole, and more than double the rate of Sussex County. Nearly four-fifths of the working-age population of Dewey Beach has education beyond the high school level, compared to roughly half of the working-age populations of Delaware and Sussex County. However, this data must be qualified by the age composition of the town. Keeping in mind that a large portion of the population of Dewey Beach is no longer part of the workforce or close to retirement, the knowledge/skills shown here may not provide potential employers or general economic sectors with resources for location in or around Dewey Beach. However, these data do suggest a significant potential within the resident population for contributive public involvement in knowledge-intensive project design and implementation.

Table 8 – Educational Attainment by Place, 2000

Highest Level Achieved	Dewey Beach	Sussex County	Delaware
No High School	2.0%	7.0%	5.0%
Some High School	0.0%	16.5%	12.4%
High School Diploma	19.4%	35.6%	31.5%
Some College	19.0%	18.2%	19.5%
Associate Degree	11.7%	6.1%	6.6%
Bachelor's Degree	26.6%	10.1%	15.6%
Master's Degree	14.9%	4.6%	6.2%
Professional Degree	5.2%	1.3%	1.7%
Doctoral Degree	1.2%	0.6%	1.5%

Source: U.S. Census, 2000

Income and Poverty

Table 9 shows median-household-income data for Dewey Beach, Sussex County, and the state of Delaware. Personal income in Dewey Beach is significantly higher than that in Sussex County as a whole. In fact, median household income in Dewey Beach is nearly twice that of Sussex County. In addition, the median household income in Dewey Beach is two-thirds higher than that of the state as a whole. While this does not necessarily translate into direct benefits to the town, the higher income levels enjoyed by residents in Dewey Beach facilitates property maintenance and improvements that allow for the preservation of the town's community environment more easily than in other communities in the state. The relatively high amount disposable income held by local residents may also make Dewey Beach an attractive location for economic development, which provides residents and local officials with significant power to carefully define and attract the businesses and commercial services that are truly desired and beneficial for the local and regional community.

Table 9 – Median Household Income, 2000

Dewey Beach	Sussex County	Delaware
$79,471	$39,208	$47,381

Source: U.S. Census, 2000

Table 10 displays data regarding poverty status among the populations of Dewey Beach, Sussex County, and the state of Delaware. Poverty status is determined by the U.S. Census by the use of specific poverty thresholds identified and refined each year by the federal government. Poverty thresholds are the statistical version of the poverty measure and are issued by the U.S. Census Bureau. They are used

for calculating the number of persons in poverty in the United States or in states and regions. For example, the poverty threshold for a family of four in the 2000 Census was an annual income of $17,050, not including public assistance or other unearned income.

Table 10 – Poverty Status by Age Group and Place, 2000

Age Group	Dewey Beach	Sussex County	Delaware
All Ages	1.9%	10.5%	9.2%
0-17 years	0.0%	15.3%	12.3%
18-64 years	0.5%	9.4%	8.3%
65+ years	4.7%	8.4%	7.9%

Source: U.S. Census, 2000

As shown, the town hosts a much lower percentage of persons living in poverty as compared to the county and state as a whole. The poverty rate for Dewey Beach is less than one-fifth that of Sussex County and roughly one-quarter that of the state. Considering the large proportion of seniors living in the town, the fact that less than five percent were reported as living in poverty in 2000 seems significant. The interpretation of this data suggests that the town is not generally in need of policies, services, and facilities necessary to provide support to an impoverished population. However, this does not preclude the fact that these services and facilities should be identified and supported on a regional level, as suggested by the poverty data for the county as a whole.

Table 11 provides some specific income-related data for the Town of Dewey Beach, Sussex County, and the state of Delaware. In every income classification, residents of Dewey Beach had a higher mean income, especially notable in the wage or salary and self-employment categories. While a similar percentage of Dewey Beach's population received wage or salary income in 2000 compared to the state and county, a larger percentage of its residents were self-employed and received income from investments. Considering the age profile of the town, these data seem to make sense and reflect the observations previously detailed.

Table 11 – Selected Income Data by Place, 2000

Income Type		Dewey Beach	Sussex County	Delaware
Wage or Salary	% of Households	68.4	70.8	79.4
	Mean Annual Income	$85,387	$45,299	$57,407
Self-Employment	% of Households	17.4	11.9	9.5
	Mean Annual Income	$41,333	$26,620	$26,269
Interest, Dividends, or Rent	% of Households	69.7	38.1	39.0
	Mean Annual Income	$13,048	$10,591	$9,720
Social Security	% of Households	32.9	36.0	26.9
	Mean Annual Income	$14,071	$11,785	$11,997
Retirement or Pension	% of Households	25.8	26.8	21.0
	Mean Annual Income	$31,010	$18,134	$17,871

Source: U.S. Census, 2000

Summary

The population of the Town of Dewey Beach has been growing at a very high rate over the past decade. The future appears to show continued growth, but only to the extent the town's housing stock can physically support it. At present, the town is largely built-out and has no plans to annex additional land

for new development. Therefore, the majority of future population growth will be less the result of new-home construction and more the result of an increasing percentage of existing and new residents opting to live in Dewey Beach year-round. Because the value of Dewey Beach lies principally in its resort-like environment, a managed-growth position must be supported with careful planning to ensure that infrastructure meets the growing demand and that new growth does not place an undue burden on existing populations or the community environment. Finally, information regarding seasonal or occasional residents and visitors of all types is vital to a full understanding of the general service needs of the town. There is little reliable data available regarding these populations, so it may be important for the town to create strategies for developing its own data in this regard for future planning and policymaking activities.

Goal Statement – Demographics and Population

The Town of Dewey Beach will identify and address the needs of the residents, property owners, business owners, and visitors.

Plan Objectives – Demographics and Population

- The Town will maintain a public awareness of the demographic characteristics of residents, property owners, business owners, and visitors.
- The Town will take into consideration the age, gender, and other important demographic characteristics of the residents, property owners, business owners, and visitors when formulating public plans, regulations, and policies.
- The Town will continue to monitor the changing population of the town, identifying and responding to their public service needs.

Plan Recommendations – Demographics and Population

1. Data Collection and Reporting – The Town should develop and implement a strategy for collecting and reporting comprehensive data and information regarding the local population, including year-round residents, seasonal and occasional residents, and visitors. The use of multiple sources of data is recommended, including that from rental agencies, homeowners, chambers of commerce, the State Fire Marshall and Economic Development Offices, and national organizations such as AAA. Demographic data could also be collected via feedback through the town's official website and through local processes of rental and business licensing.

2. Data Cross-Checking and Verification – In order to develop more precise and informative data, the Town should cross-check and verify collected demographic data with existing statistics regarding local residential occupancy and hotel and motel space.

2-2. Housing

This section of the plan addresses the current and future housing needs of Dewey Beach, including a detailed analysis of the town's housing stock and a plan for future housing.

Total Housing Units

Table 12 displays some basic data on total housing for the town, county, and state over the past five decades. These data do not include hotel, motel or "bed & breakfast" rooms, nor do they include institutional structures such as hospitals. As shown, the available data for Dewey Beach indicates relatively slow growth in total housing, possibly indicating that the small land area of the town has been fairly extensively developed prior to the 1990s. Assuming that this is the case, policies and regulations regarding local housing and residential areas must be aimed at preserving the integrity, quality, and sustainability of the existing housing stock of Dewey Beach. Housing, or dwelling units, are defined as one or more rooms, designed, occupied, or intended for occupancy as a separate living quarter, with cooking, sleeping, and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household.

Table 12 – Total Housing Units, 1960-2005

Year	Dewey Beach	Sussex County	Delaware
1960	-- (--)	29,122 (--)	143,725 (--)
1970	-- (--)	34,287 (+17.7%)	180,233 (+25.4%)
1980	-- (--)	54,694 (+59.5%)	238,611 (+32.4%)
1990	1,314 (--)	74,253 (+35.8%)	289,919 (+21.5%)
2000	1,356 (+3.2%)	93,070 (+25.3%)	343,072 (+18.3%)
2004 (est.)	-- (--)	103,475 (+11.2%)	367,448 (+7.1%)

Source: U.S. Census, 1960-2000 & 2005 estimate

Housing Types

Table 13 and 14 provide data regarding the types of residential structures located in Dewey Beach. The town has a relatively small proportion of single-family dwellings and a relatively large proportion of multi-family dwellings. This makes sense in consideration of the town's location and its history as a traditional coastal resort community.

Table 13 – Housing Types, 2000

Housing Type	Dewey Beach	Sussex County	Delaware
Single Family, Detached	38.3%	59.3%	55.9%
Single Family, Attached	14.6%	4.8%	14.1%
Multi-Family	46.1%	9.7%	18.7%
Mobile Home, Boat, Other	1.0%	26.2%	11.3%

Source: U.S. Census, 2000

As shown in Table 14, the proportion of multi-family dwellings in Dewey Beach is relatively large, even in comparison to other coastal resort towns in the region. This creates some unique issues for the town regarding residential management and public policy. The large number of multi-family structures implies a relatively higher density of residential units in Dewey Beach. While this density may reduce the impact of the local population on the natural environment—a major issue in the environmentally sensitive area within which the town is located, policing and fire safety become much more important

issues. Depending upon the tastes and preferences of potential residents, this housing stock may also impact the number and type of individuals, groups, and families who visit or relocate to Dewey Beach in the future. The large number of multi-family dwellings may also indicate the existence of a large number of non-resident property owners. This may generate a somewhat lower than expected demand for public services—especially during the winter months—as well as a larger demand for specialized commercial and public services such as property management, external and internal property maintenance, general security, and property inspection.

Table 14 – Housing Types for Delaware's Coastal Towns and Cities, 2000

Housing Type	Dewey Beach	Bethany Beach	Fenwick Island	Henlopen Acres	Lewes	Rehoboth Beach	South Bethany
Single Family, Detached	38.3%	72.1%	88.6%	100.0%	68.6%	60.1%	97.4%
Single Family, Attached	14.6%	18.6%	6.4%	0.0%	11.6%	3.8%	1.3%
Multi-Family (2-9 Units)	37.1%	8.5%	0.7%	0.0%	15.6%	9.9%	1.1%
Multi-Family (10-19 Units)	5.9%	0.3%	1.2%	0.0%	2.4%	2.0%	0.0%
Multi-Family (20-49 Units)	2.9%	0.2%	0.0%	0.0%	0.9%	3.1%	0.0%
Multi-Family (50+ Units)	0.2%	0.0%	0.3%	0.0%	0.0%	18.1%	0.0%
Mobile Home, Boat, Other	1.0%	0.3%	2.8%	0.0%	0.9%	3.0%	0.2%

Source: U.S. Census, 2000

Age of Housing Stock

Tables 15 and 16 outline recent data regarding the age of local housing stock compared to the county and state as well as the region's other local beach towns. In general, the housing in Dewey Beach is relatively older than that in the county and state. The majority of the local housing was built before 1970, and the median year for housing built in Dewey Beach is 1969, earlier than that of the surrounding county by twelve years.

Table 15 – Age of Housing, 2000

Period Built	Dewey Beach	Sussex County	Delaware
1990-2000	20.1%	28.9%	21.2%
1980-1989	17.5%	23.7%	17.7%
1970-1979	10.2%	18.3%	16.5%
1960-1969	33.0%	9.8%	14.4%
1950-1959	11.4%	6.7%	13.0%
1940-1949	5.0%	4.3%	6.5%
1939 or Earlier	2.8%	8.3%	10.7%
Median Year Built	1969	1981	1973

Source: U.S. Census, 2000

As shown, the Town of Dewey Beach experienced its most significant housing "boom" in the 1960s. This period of growth occurred relatively earlier than most other coastal towns in Delaware, which generally experienced housing growth periods later in the century. However, housing growth in Dewey

Beach has generally kept pace with the rest of the coastal towns in the region. While Dewey Beach does not host a significantly historic housing stock, such as that found in Lewes, the maintenance and redevelopment of housing in the town will increasingly become an issue as the existing residential infrastructure ages over time.

Table 16 – Age of Housing for Delaware's Coastal Towns and Cities, 2000

Period Built	Dewey Beach	Bethany Beach	Fenwick Island	Henlopen Acres	Lewes	Rehoboth Beach	South Bethany
1990-2000	20.1%	22.4%	14.9%	5.2%	25.6%	5.3%	23.6%
1980-1989	17.5%	32.8%	26.8%	16.5%	17.8%	8.0%	32.6%
1970-1979	10.2%	24.4%	24.9%	8.2%	9.8%	30.0%	18.1%
1960-1969	33.0%	8.6%	9.2%	21.1%	8.3%	15.2%	16.4%
1950-1959	11.4%	2.7%	15.8%	32.0%	5.8%	14.0%	8.9%
1940-1949	5.0%	5.0%	4.2%	5.7%	7.2%	12.8%	0.4%
1939 or Earlier	2.8%	4.1%	4.2%	11.3%	25.5%	14.7%	0.0%
Median	1969	1982	1977	1960	1973	1966	1982

Source: U.S. Census, 2000

Occupancy and Use

Tables 17 and 18 display data regarding the occupancy and use of vacant housing units in Dewey Beach and in other towns along the Delaware coast. Dewey Beach hosts the largest portion of vacant housing units found on the Delaware seashore. Of the unoccupied units in Dewey Beach, more than two-thirds are used as seasonal or occasional residences, and nearly a third are used as rental units.

Table 17 – Occupancy Status for Delaware's Coastal Towns and Cities, 2000

Housing Status	Dewey Beach	Bethany Beach	Fenwick Island	Henlopen Acres	Lewes	Rehoboth Beach	South Bethany
Occupied Units	154 (11.4%)	476 (20.0%)	184 (26.6%)	72 (37.1%)	1,333 (56.4%)	852 (27.0%)	280 (24.6%)
Vacant Units	1,202 (88.6%)	1,903 (80.0%)	508 (73.4%)	122 (62.9%)	1,030 (43.6%)	2,300 (73.0%)	857 (75.4%)
Total Housing	1,356 (100.0%)	2,379 (100.0%)	692 (100.0%)	194 (100.0%)	2,363 (100.0%)	3,152 (100.0%)	1,137 (100.0%)

Source: U.S. Census, 2000

Table 18 – Vacancy Status for Delaware's Coastal Towns and Cities, 2000

Housing Status	Dewey Beach	Bethany Beach	Fenwick Island	Henlopen Acres	Lewes	Rehoboth Beach	South Bethany
Seasonal or Occasional Use	825 (68.6%)	1,813 (95.2%)	497 (97.8%)	116 (95.1%)	885 (85.9%)	1,831 (79.6%)	788 (91.9%)
Rental Property	363* (30.2%)	45 (2.4%)	9 (1.8%)	6 (4.9%)	87 (8.5%)	412 (17.9%)	45 (5.3%)
Other	14 (1.2%)	45 (2.4%)	2 (0.4%)	0 (0.0%)	58 (5.6%)	57 (2.5%)	24 (2.8%)
Total Vacant Units	1,202 (100.0%)	1,903 (100.0%)	508 (100.0%)	122 (100.0%)	1,030 (100.0%)	2,300 (100.0%)	857 (100.0%)

Source: U.S. Census, 2000; *Dewey Town Manager reported there were 650 permits issued in 2006.

Value

Tables 19, 20, and 21 display data regarding the value of housing in and around Dewey Beach. As shown in Table 19, the median housing value in Dewey Beach is more than twice that of Sussex County, and much higher than that of the state as a whole. Among the towns along Delaware's coast, however, Dewey Beach hosts the second-lowest median housing value. This may imply that housing is relatively more affordable in Dewey Beach for those who wish to purchase housing in the region.

The value of housing in and around Dewey Beach is increasing steadily, as shown in Table 21. According to the most recent data available, the average home in the area that includes Lewes, Rehoboth Beach, and Dewey Beach sells for nearly $400,000. This information suggests that the development of affordable housing in the immediate area may be relatively difficult. While the presence of affordable housing is vital for the provision of sufficient labor for the area's businesses, the solution to this issue must be a regional one.

Table 19 – Median Housing Value, 2000

	Dewey Beach	Sussex County	Delaware
Median Value	$215,200	$99,700	$122,000

Source: U.S. Census, 2000

Table 20 – Median Housing Value for Delaware's Coastal Towns and Cities, 2000

	Dewey Beach	Bethany Beach	Fenwick Island	Henlopen Acres	Lewes	Rehoboth Beach	South Bethany
Median Value	$215,200	$184,000	$283,300	$558,800	$243,500	$296,000	$242,600

Source: U.S. Census, 2000

Table 21 – Real Estate Data, Lewes Area*, 2004-2005

Quarter	Med. Home Price	Avg. Home Price	Min. Sale Price	Max. Sale Price
Jan. – Mar. 2004	$298,000	$382,000	$28,000	$1,591,000
Apr. – June 2004	$302,500	$344,838	$24,000	$1,350,000
July – Sept. 2004	$315,000	$330,885	$124,000	$895,000
Oct. – Dec. 2004	$295,000	$375,014	$31,000	$1,850,000
Jan. – Mar. 2005	$365,500	$472,875	$157,000	$1,900,000
Apr. – June 2005	$325,000	$436,508	$37,000	$1,650,000
July – Sept. 2005	$323,500	$413,438	$45,000	$2,595,000
Average	**$317,786**	**$393,651**	**$63,714**	**$1,690,143**

Source: Delaware State Housing Authority *Lewes Area: Lewes, Rehoboth Beach, and Dewey Beach, 2005

Goal Statement – Housing

The Town of Dewey Beach will encourage the development and improvement of residential land in an appropriate and responsible manner that balances the need to protect the value of residential property and preserve community resources.

Plan Objectives – Housing

- The Town will attempt to identify and define the architectural character of the community, including that of particular neighborhoods or sections of the community.
- The Town will encourage residential development that is similar in architectural character, scale, and density to the existing community.
- The Town will encourage the development of single family homes of a moderate size.
- The Town will encourage development that mixes land uses and housing types.

Plan Recommendations – Housing

1. The Town should focus on enforcing existing building codes, providing building officials and administrative staff with the appropriate and necessary resources to do so.

2. The Town should consider developing policies and procedures for clearly informing appraisers, real estate agents, and other stakeholders of existing conditions, constraints, and non-conformance issues regarding particular homes in Dewey Beach.

3. The Town should consider the development and implementation of a GIS-based system for tracking code violations, licenses, permits, and other housing data.

4. The Town should utilize its zoning authority to carefully and appropriately shape the residential development in Dewey Beach. In particular, the Town should identify and protect areas of traditional, small-scale residential development, encourage new mixed-use development where appropriate, and discourage high-density and cluster housing.

2-3. Land Use and Annexation

This section of the plan describes the existing land uses in Dewey Beach, prescribes the desired future land uses in the town, and addresses the town's plans for future growth. It also defines goals and objectives and recommends actions to implement them.

Existing Land Use

Map 4 depicts the town's existing development pattern. It delineates each tax parcel and displays its land use. Land uses were based on a walking survey of the town conducted by non-IPA personnel in the spring of 2004, with corrections and updates made by members of the Plan Working Group through July 2006.

Residential

Most of the land use in Dewey Beach is residential. The northern third of the town is dominated by single-family detached housing, while the residential areas south of Houston Street are characterized by a mix of single- and multi-family homes. These homes vary in their appearance and intensity, depending upon their location.

Commercial

Most of Dewey Beach's commercial land uses are concentrated on both sides of the State Route 1 corridor between Houston Street and Van Dyke Avenue. However, as Map 8 shows, there are a number of residential-land-use parcels interspersed with commercial-land-use parcels in this corridor. Additional commercial-land-use concentrations are located west of the S.R. 1 corridor between Bellevue Street and McKinley Street and between Rodney Avenue and Van Dyke Avenue. Also, there is a small commercial-land-use area on S.R. 1 between Cullen Street and Chicago Street and in the triangle formed by the intersections of S.R. 1 and Saint Louis Street. Finally, there are two residentially zoned, isolated nonconforming parcels, which have been used historically as hotel/motel facilities, surrounded by residential land uses. One is located on the southeast side of Read Street at the beach; the other is on the southeast side of Clayton Street, also at the beach.

Commercial land uses currently comprise primarily small businesses and restaurants, most of which are seasonal. As the population of Dewey Beach becomes more residential and less seasonal, a need may develop for local commercial establishments that are open year-round and offer goods and services that are appropriate and necessary for year-round living.

Institutional

Institutional land uses include civic buildings and structures, churches, libraries, service centers, healthcare facilities, and other uses that serve the public. Dewey Beach's institutional uses are the Town Hall on Rodney Avenue and the historic Life Saving Station on the beach at Dagsworthy Street.

Open Space

Most of the open space in Dewey Beach is located along the beach strand, which runs north-south for nearly a mile along the town's eastern border. The beach strand's width has been increased in recent years through a national beach-replenishment program, allowing this public open space to comfortably accommodate residents and visitors alike during the summer months.

Vacant

As Map 4 indicates, there are few vacant parcels in the town. However, a number of properties are being redeveloped, particularly in the S.R. 1 corridor.

Future Land Use

This section discusses development issues and recommends a future development pattern for Dewey Beach. Map 8 delineates the land uses recommended to guide the town's development decisions. These land uses are particularly important for revising the town's zoning ordinance and subdivision regulations.

Residential

Two changes to the town's existing residential configuration are proposed.

1. Commercial land use is recommended for a number of existing residential-land-use parcels fronting S.R. 1 between Houston Street and Van Dyke Avenue.

2. Commercial land use is also recommended for existing residential-land-use parcels west of the S.R. 1 corridor between Bellevue Street and McKinley Street and between Rodney Avenue and Van Dyke Avenue.

It is proposed that the remainder of the town's existing residential land uses remain as currently configured.

Commercial

Map 8 depicts an expansion of Dewey Beach's commercially zoned areas. The intent of this recommendation is to provide locations for the "sustainable economic development…" envisioned in the planning goals (see Section 1-3b) and create additional opportunities for local commercial establishments that provide year-round community support. To accomplish this, two changes to Dewey's land use pattern are proposed.

1. Commercial land use is recommended for the interspersed residential-land-use parcels along both sides of S.R. 1 between Houston Street and Van Dyke Avenue to create the potential for a contiguous commercial-land-use corridor.
2. A similar strategy is shown for the commercial-land-use concentrations located west of the S.R. 1 corridor between Bellevue Street and McKinley Street and between Rodney Avenue and Van Dyke Avenue. Commercial land uses are recommended for the interspersed residential-land-use parcels.

No change is proposed for the small commercial-land-use area on S.R. 1 between Cullen Street and Chicago Street and in the triangular area formed by the intersections of S.R. 1 and Saint Louis Street.

Institutional and Open Space

No changes are proposed for open-space land uses. With regard to institutional land uses, a small area on the north side of Rodney Avenue is proposed for commercial land use in order to avoid splitting the land uses on a single parcel. No changes are proposed for the remaining institutional land uses.

Leased Land

These lands, owned by Rehoboth By The Sea Realty, are leased to the owners of the dwelling units located on the properties. For some of these properties, the leases will expire in the next decade or two. There is the potential for new development on these lands as these leases expire. Review of the feasibility and desirability of future Planned Residential Developments is recommended.

Annexation

As shown in Map 7, a single area is proposed for annexation. This area is located along Dewey Beach's western border, running from Anchor Way to Bellevue Street and extending about 300 feet into Rehoboth Bay. The Town feels that it would be advantageous to redefine its western boundary to permit enforcement of nuisance ordinances along piers and allow local policies to be formulated to protect and preserve the environmental quality of the bay and the valuable views offered by this important natural resource. The Town will discuss with the various state agencies issues for managing this area prior to moving forward with the proposal.

Areas of Concern

Map 7 also pinpoints several areas of concern outside of the municipal boundary of Dewey Beach. The Town is concerned about these areas because residents, property owners, business owners, and visitors in these areas utilize the services, infrastructure, and resources of Dewey Beach. This plan does not identify these areas for annexation at this time but does recommend that a study analyzing the feasibility of annexation be undertaken.

Goal Statement—Land Use and Annexation

The Town of Dewey Beach will pursue a strategy of urban growth and redevelopment that protects the town's resources and ensures its economic vitality while accurately defining the community.

Plan Objectives—Land Use and Annexation

- The Town will attempt to geographically identify the "community" of Dewey Beach and engage in studies to determine the feasibility of future annexation for portions of the identified "community" that are not currently within the existing municipal boundary.
- The Town will analyze its existing land use and development policies, making necessary changes to maintain consistency with the values of residents, property owners, business owners, and visitors regarding density, scale, ambiance, and anticipated future needs.

Plan Recommendations—Land Use and Annexation

1. The Town should work with the state of Delaware to revise its municipal charter to include a suitable area of the Rehoboth Bay as part of the official municipal jurisdiction.
2. The Town should study the feasibility of future annexation of all adjacent developed areas, including but not limited to Bay Vista, Seabreeze, Pine Bay, and the "Forgotten Mile." This study should be comprehensive but focus on the fiscal implications of these potential annexations.
3. The Town of Dewey Beach should review and update its zoning and subdivision ordinances, emphasizing an expanded commercial-land-use area divided into three resort-business zoning districts as suggested on Map 9. It is proposed that the following elements be considered.
    - Continue the practice of allowing mixed-use structures as is currently permitted in the RB (Resort Business) Zone.
    - Mandate a minimum percentage of commercial land use and a maximum percentage of residential land use in a single structure or development.
    - Require that only commercial land uses be permitted on the first floor (or, if the first floor is substantially below grade, the street-level floor) in a mixed-use structure; suitable commercial land uses and residential dwelling units are permitted uses on upper floors in mixed-use structures.
4. The Town of Dewey Beach should continue to negotiate with Highway One Limited Partnership LLC. in order to harmonize the development plans of Highway One in accordance with this Comprehensive Plan.

Utilizing these elements, the following criteria are presented for consideration for new Commercial Overlay Districts. It is the goal of this Comprehensive Plan to encourage the commercial and residential use of contiguous tracks of at least 80,000 square feet. The percentages listed herein are the ideals of

this Plan, however, with the development plans filed before the enactment of this Comprehensive Plan, which could be considered inconsistent with this Plan, the working group's final agreement upon ratification by the Commissioners shall be considered consistent with the Plan.

Resort Business-1 (RB-1). This zone is the most intensely developed, most dense, zone. As Map 9 indicates, it is recommended for a relatively small area west of S.R. 1 between Rodney and Van Dyke Avenues. The features of this zone include the following.

- Mixed-use structures with floor-area square footage of not less than one third commercial land use and not greater than two thirds residential land use are required.
- If not mixed use, a structure must be entirely dedicated to commercial land use.
- Permitted commercial land uses are similar to those permitted commercial land uses in the current RB Zone.
- Parking is the same as in current RB Zone.
- Single-family detached dwellings are prohibited.
- Relaxed bulk standards (setbacks, lot coverage, etc.) are available for contiguous tracts consisting of at least 80,000 square feet with a detailed commercial-, mixed- and multi-family land-use-development-plan review as an overlay district or alternate method of development, provided that there is public access to all common areas of the development and any waterfront area shall be for public use. Commercial land use is required on the first floor (or, if the first floor is substantially below grade, the street-level floor) in all structures within a mixed-use overlay district.

Resort Business-2 (RB-2). This zone represents the middle level of development intensity. As Map 9 indicates, it is recommended for the S.R. 1 corridor. The features of this zone include the following.

- Mixed-use structures of floor-area square footage of not less than one third commercial land use and not greater than two thirds residential land use are required.
- If not mixed use, a structure must be entirely dedicated to commercial land use.
- Permitted commercial land uses are similar to those permitted commercial land uses in the current RB and RR Zones.
- Parking is the same as in the current RB Zone.
- Single- and multi-family dwelling land uses are prohibited.
- Relaxed bulk standards (setbacks, lot coverage, etc.) are available for contiguous tracts consisting of at least 80,000 square feet with a detailed commercial-, mixed-, and multi-family land-use-development-plan review as an overlay district or alternate method of development, provided there is public access to all common areas of the development and any waterfront area shall be for public use. The floor-area square footage development in this overlay district shall be not less than one third commercial land use and not greater than two thirds residential land use. Commercial land use is required on the first floor (or, if the first floor is substantially below grade, the street-level floor) in all structures within a mixed-use overlay district.

Resort Business-3 (RB-3). This zone represents the least intense commercial development. As Map 9 indicates, it is recommended for the area west of Route 1 between Bellevue Street and McKinley Street and extending to Rehoboth Bay. The features of this zone include the following.

- Mixed-use structures of floor-area square footage of not less than one third commercial land use and not greater than two thirds residential land use are permitted.
- Commercial land uses, mixed-uses, and residential land uses, including detached single-family residences and multi-family townhouses, are permitted.

- Permitted commercial uses are similar to those permitted commercial land uses in the current RB and RR Zones.
- Parking for commercial uses is the same as in the current RB Zone; parking for residential uses is the same as in the current RR Zone.
- Relaxed bulk standards (setbacks, lot coverage, etc.) are available for contiguous tracts consisting of at least 80,000 square feet with a detailed commercial-, mixed-, and single-family and/or multi-family land-use-development-plan review as an overlay district or alternate method of development, provided there is public access to all common areas of the development and any waterfront area shall be for public use. Commercial land use is required on the first floor (or, if the first floor is substantially below grade, the street-level floor) in all mixed-use structures within a mixed-use overlay district.

2-4. Transportation

This section of the plan details transportation-related data and develops a comprehensive understanding of the modes of travel and travel infrastructure in the Town of Dewey Beach. Because transportation involves linking areas within the town and areas outside of the town, this section of the plan includes extensive use of a regional context and an intergovernmental approach to research and planning. The Town of Dewey Beach recognizes that successful regional-transportation systems require the collaboration and cooperation of local, county, and state governments, and it has developed its transportation plan with this basic concept in mind.

Roadway Facilities

Overview

Map 2 in the Appendix details the existing transportation network within the Town of Dewey Beach. The primary regional transportation corridor for the town is the S.R. 1 north-south corridor that connects Dewey Beach with Dover and Wilmington and extends south to the Maryland State line. The map illustrates that a grid network of municipal streets exists throughout Dewey Beach. The Delaware Department of Transportation (DelDOT) manages the maintenance and alteration of state-maintained roads, including S.R. 1, while the Town is responsible for the maintenance and alteration of municipal streets.

State Route 1

S.R. 1 is a four-lane, divided highway that extends almost the entire length of the state of Delaware, providing regional access from the northern section of the state to the coastal communities of Sussex County. Approximately one mile of S.R. 1 runs through Dewey Beach. Table 22 displays data regarding recent traffic estimates for the section of S.R. 1 in Dewey Beach.

Table 22 – Traffic* on S.R. 1 in Dewey Beach, 2001-2004

2001	2002	2003	2004	2005	Change 2001-2005
15,457	19,723	16,282	15,744	15815	2.3%

Source: DelDOT 2005 *Traffic is measured in average annual daily traffic (AADT)

The traffic counts provided by the Delaware Department of Transportation (DelDOT) show a 2.3 percent increase in traffic volume for the section of S.R. 1 at the southern end of Dewey Beach over the four-year period between 2001 and 2004. Estimates for the neighboring section of SR 1, at Rd. 14, showed a nine percent increase from 2001-2004; however, for that section it is important to note that a traffic-count survey has not been completed in this area since 1997. Since that time, for that station, only projections have been published.

Considering the age of the data and the rate of growth in the region, there may be some significant inaccuracies in the traffic estimates for the Dewey Beach area. It is also entirely possible that the significant fluctuations between years could be due to variables as simple as the weather and the number of associated beach-goers. Moreover, the increasing growth in and around the Dewey Beach region in the years following 1997 suggests that the formal traffic projections and counts may be inadequate, or to a lesser extent, inadequate to fully research the issues at hand.

However, even relying on this estimate of traffic growth may create major challenges to pedestrian safety, local mobility, and community character. The provision of new and better infrastructure for ensuring the safety of pedestrians and bicyclists in the community will be increasingly important. The issue of pedestrian and bicyclist safety along this roadway has been highlighted by local officials and residents increasingly during the development of this plan. The Town is working with DelDOT on a project (DelDOT #24-013-01) to improve the Route 1 corridor through Dewey Beach and, if funds are available, anticipates beginning the design phase of this work in Fiscal Year 2008. Right-of-way acquisition would commence in Fiscal Year 2009, and construction should begin in Fiscal Year 2010. Working with DelDOT to develop accurate forecasts and long-range improvement plans for this section of S.R. 1 may be essential in planning for the multi-modal transportation needs of the Dewey Beach community in the future.

Municipal Streets

In addition to major regional roadways, Dewey Beach contains a number of local streets designed to facilitate access to the town's residential areas. The issue of speed enforcement and pedestrian safety along some local streets has been cited as an issue by residents and local officials. Vehicle speeds have a significant impact on the number and severity of vehicle-pedestrian accidents that occur, and low vehicle speeds have been connected to increases in community health and welfare, especially for the elderly and children. It may be important to assess the local capacity for providing sufficient speed enforcement along these local streets and the major arterial roads, making necessary changes where possible.

Public Transportation

Year-round public transportation is largely unavailable in Dewey Beach. During the summer season, a local trolley-bus named the Jolly Trolley provides local transportation to residents and visitors. The vast majority of residents indicated they were satisfied with this service. The Jolly Trolley runs from Memorial Day through Labor Day, every half hour from 8 a.m. until 2 a.m. The service connects Rehoboth to Dewey Beach, running along Rehoboth Avenue. DelDOT provides DART bus service to

and through Dewey Beach during the summer and early fall months; however, this service is extremely limited.

The Beach Connection runs between Wilmington and Rehoboth Beach on weekends and holidays. From Memorial Day to Labor Day, between 6 a.m. and 2:30 a.m. DART operates a bus route along Highway One between Lewes and Dewey Beach. It goes into Rehoboth Beach with intermittent stops in the center of town and at the Boardwalk and also stops at the outlets. As all routes are subject to change, potential riders are encouraged to first consult the route schedule, available at *www.beachbus.com.* Finally, DART provides paratransit service for elderly and disabled riders and a companion. The service is door-to-door, and rides must be arranged at least one day in advance. Also available is the Senior Citizens Affordable Taxi (SCAT) service, which provides elderly or disabled persons with a 50 percent discount on taxi fares from participating companies.

Bicycles and Pedestrians

Automotive congestion is only one of the problems facing Dewey Beach. The town also has experienced an increasing number of pedestrians and bicyclists in recent years. Of particular concern is the way in which these modes interact and compete with automobiles. Although the town has sidewalk infrastructure along some major roads, the system is not town-wide, nor is there a complete system of bicycle lanes. The result has been pedestrian being forced into the roadways and cyclists riding in busy travel lanes, especially on local streets. In order to ensure the sufficiency of infrastructure and safety for pedestrians and bicyclists, the Town will need to work with DelDOT to develop an improvement plan for S.R. 1 and consider developing a pedestrian and bicycle safety program for local streets. The Town may also wish to partner with DelDOT or some other outside agency to conduct a mobility-friendly assessment of the town's transportation infrastructure. Such a project could likely pinpoint where and why most automotive/pedestrian conflicts arise and suggest mitigating measures. The Town may also wish to develop an inventory of the bicycle and pedestrian networks within its boundaries in an effort to identify specific areas of need.

Transportation Enhancements

Recently, residents and officials have expressed interest in developing a recreational "Bay Walk" along the water in the southwest area of town. In addition to taking advantage of the natural beauty of the local natural resources, the project could encourage healthier living among residents and visitors by encouraging recreational walking in a safe and attractive environment. The federal Department of Transportation and DelDOT currently provide significant funding for such projects through its Transportation Enhancements program. In addition, small-scale improvements to enhance pedestrian and bicyclist safety in town may also be partially financed through this program.

Goal Statement – Transportation

The Town of Dewey Beach will act to preserve the accessibility of all parts of the community by appropriate modes of transportation while enhancing the safety of residents, property owners, business owners, and visitors.

Plan Objectives – Transportation

- The Town will maintain a public awareness of the current and anticipated future condition of the local and regional transportation infrastructure in order to identify the need for changes or improvements.
- The Town will work to identify specific areas in need of transportation improvements and local policy changes.
- The Town will coordinate with other local governments and the state of Delaware to enhance the safety and efficiency of existing transportation infrastructure.

Plan Recommendations – Transportation

1. The Town should work with DelDOT to develop strategies for generating accurate and timely data regarding motor traffic, pedestrians, and bicyclists.

2. The Town should work with DelDOT to develop a long-range plan for improvements to the design and safety of S.R. 1 within Dewey Beach.

3. The Town should consider the implementation of specific incentives for the provision of appropriate and affordable local transportation services.

4. The Town should consider the planning and development of a "Bay Walk" through the federal and state Transportation Enhancements program.

5. The Town should consider conducting a comprehensive, mobility-friendly assessment of its transportation infrastructure to ensure pedestrian and bicycle traffic is not being impeded or endangered by automotive traffic.

2-5. Community Services and Facilities

This section of the plan provides data and information regarding the facilities and services that are available to the residents of Dewey Beach and is to be used to identify existing or potential gaps in levels of service, community needs, and the content and quality of facilities and services.

Town Government

The Town of Dewey Beach operates as an incorporated municipal government and was originally chartered by the state of Delaware in 1981. Its governmental structure includes five town commissioners who are elected to two-year terms. Annual elections are held the third Saturday in September. A mayor is chosen by a vote of the five commissioners.

Public management of the town is directed by a Town Manager, who is hired by the commissioners and serves as the Secretary of the Commission. The Town Manager currently supervises a Chief of Police, a Building Official, and a number of other key town employees. Information regarding town services and

departments is available on the town's official website (*www.townofdeweybeach.com*).

Utilities and Facilities

Water and Wastewater

Municipal water and wastewater services are provided by Sussex County in conjunction with Rehoboth Beach. Sussex County maintains the water and wastewater infrastructure that serves Dewey Beach, and Rehoboth Beach supplies water and treats wastewater for Dewey Beach under a contract with Sussex County. Renewal of the contract for this arrangement was last approved by the Rehoboth Beach City Council in December 2005.

Rehoboth Beach water service has a supply capacity of 6.5 million gallons per day (mgd), and could access an additional 1.9 mgd as necessary. According to a 2004 report, the water provided to Dewey Beach meets or exceeds all federal and state requirements. Dewey Beach's water requirements are impacted by the seasonal influx of population during the summer months. During the fall and winter, the town requires an average of 250,000 gallons per day (gpd) with a peak usage of 300,000 gpd. This demand jumps to an average of 1.1 mgd and a peak of 1.2 mgd during the late spring and summer months. Growth projections suggest the Rehoboth Beach wells should continue to adequately meet the demands of Rehoboth as well as Dewey Beach, North Shores, and Henlopen Acres. Growth projections suggest that by 2010 the combined average demand will reach 4.6 mgd and a peak demand of 6.9 mgd. This would still fall within the production capacity of the Rehoboth Beach wells; currently, water supply is not a constraint on growth. Rehoboth Beach plans to analyze its ability to continue to provide adequate water services and include any necessary facility improvements in its five-year capital improvement plan for water, sewer, roads, walks, and utilities.

Wastewater treatment services for Dewey Beach are contracted in the same manner as its water services. The Town is within the Dewey Beach Water and Sanitary Sewer District managed by Sussex County. Sussex County contracts with Rehoboth Beach to treat the wastewater from Dewey Beach at the City of Rehoboth Beach Wastewater Treatment Facility. This facility is designed to provide advanced tertiary treatment to 3.4 mgd but is capable of treating a peak day demand of 5.4 mgd. Approximately 1 mgd of the facility's total capacity is allocated to serve Dewey Beach.

Stormwater Management

Stormwater Management continues to be a problem in Dewey Beach. Flooding, as a direct result of low elevation as well as inadequate stormwater-management infrastructure and flood controls, creates several problems in Dewey Beach. Stormwater runoff regularly floods the yards of homes located in certain areas of town. This can make it more difficult to sell these homes and cause a decline in the value of other nearby homes and property. The Town reported that the areas most impacted by flooding are those along Bayard Avenue and Reed Avenue. Currently, the Town is using a grant from the state to finance a project to address the stormwater-management problems in the Reed Avenue area. In January 2006, the Town hired a contractor and was awaiting approval of the necessary permits from the

Delaware Department of Natural Resources and Environmental Control (DNREC) and the Army Corps of Engineers.

Community Services

Public Safety

The Dewey Beach Police Department currently has a staff of eight full-time sworn-in officers, three part-time sworn-in officers, and three support staff. During the summer months, the permanent police force is augmented by up to 40 assistant officers. Additionally, patrol divisions work three ten-hour shifts during the winter and fall but change their work pattern to accommodate the summer influx by working five eight-hour shifts. No increase in police services is anticipated in the immediate future.

Fire and rescue services are provided by the Rehoboth Beach Volunteer Fire Company Station 1. The Town reported that services provided by this facility are adequate to meet current and anticipated future demands.

The Dewey Beach Patrol employs certified lifeguards and emergency medical technicians during the summer season. All members of the Dewey Beach Patrol are certified Emergency First Responders.

Health Care

The closest major hospital facility to Dewey Beach is Beebe Medical Center, located approximately five miles to the north in Lewes. This facility provides healthcare and emergency medical services to all residents and visitors in the southeast Delaware region.

Refuse Collection and Recycling

Trash collection in Dewey Beach is provided by private companies. Facilities and services for recycling are available, but may be underutilized.

Goal Statement – Community Services and Facilities

The Town of Dewey Beach will act to maximize the effectiveness and equitable availability of public services and facilities for residents, property owners, business owners, and visitors while maintaining the existing funding strategies.

Plan Objectives – Community Services and Facilities

- The Town will maintain a public awareness of the condition and use of local public services, utilities, and facilities in order to identify areas for improvement and change.
- The Town will coordinate with regional utility providers to ensure the effective and equitable provision of water, sewer, gas, telecommunications, and other necessary services for residents, property owners, business owners, and visitors.

- The Town will coordinate with local and statewide entities to maintain a public awareness of all emergency preparedness plans and procedures for response, protection, and evacuation.

Plan Recommendations – Community Services and Facilities

1. The Town should develop a local emergency-management-and-response plan that is tied to regional and state plans. This plan should be provided to the public, and all local staff should be educated on its details and implementation procedures.

2. The Town should consider coordinating with regional governments to consider innovative opportunities for alternative energy.

3. The Town should ensure that residents, property owners, business owners, and visitors are aware of local recycling opportunities.

4. The Town will review providing public restrooms and a bay-walk path.

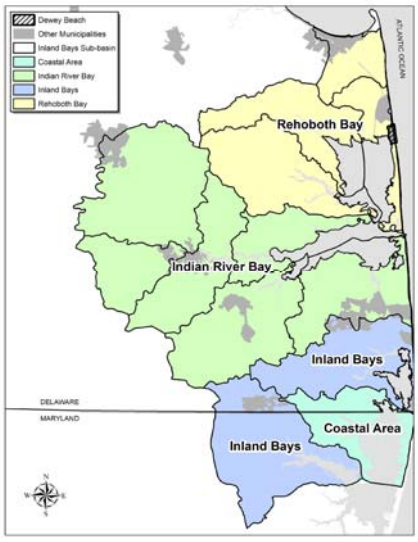
2-6. Natural Resources

This section addresses environmental concerns in Dewey Beach, including water issues, the condition and maintenance of the beach strand, and critical natural-areas identification and protection.

Water

There are four major drainage basins in Delaware, and Dewey Beach is located within the Inland Bays Basin, as shown below in Figure 2. The Inland Bays Basin is about 314 square miles in size, or 200,702 acres, and is divided into four sub-basins. Dewey Beach is located within the Rehoboth Bay Sub-Basin, consisting of the Lewes-Rehoboth Canal watershed (north Dewey Beach) and Rehoboth Bay watershed.

Figure 2: Inland Bays Sub-Basins



The Inland Bays Basin waters currently contain high levels of several contaminants, with the nutrients nitrogen and phosphorus having the greatest impact on surface-water and groundwater quality. Although these nutrients are important for plant and animal life, excessive quantities of nutrients will cause severe negative impacts by accelerating aquatic plant growth (i.e., algal blooms). The algal blooms, including Pfiesteria, and red and brown tides, block sunlight from reaching the lower end of the bay, which causes the level of dissolved oxygen to decrease. These lower levels of dissolved oxygen will have a variety of impacts to the bay, including fish kills, loss of desirable sea grasses, and a decline or elimination of shellfish habitat. A 1999 Department of Natural Resources and Environmental Control (DNREC) study confirmed a decline in the quality of the water in the bays, marked by excessive nutrient levels, declining trends of some water-quality indicators, and frequent violations of water-quality standards.

Total Maximum Daily Load (TMDL)

Activity in Dewey Beach affects the water quality of the Inland Bays. Pollutants come from both point sources, such as a sewage-treatment-plant discharge, and non-point sources, such as urban and agricultural runoff. Total Maximum Daily Load (TMDL) standards have been established by the state for the Inland Bays, and strategies are being established in Sussex County to reduce pollution in critical areas. A TMDL sets a limit on the amount of a specific pollutant that can be discharged into a water body and still protect water-quality standards necessary to support activities such as swimming, fishing, providing drinking water, and shellfish harvesting. Although TMDL standards are authorized under federal code, states are charged with developing and implementing standards to support those desired activities.

Since the main concern for the Inland Bays Basin is pollution from the nutrients nitrogen and phosphorus, the TMDL standards are focused on reducing these contaminants. A nutrient-runoff-mitigation strategy to reduce nitrogen and phosphorous loading from all land use activities within the Town of Dewey Beach will need to be implemented. Nutrient reductions prescribed under TMDL regulations are assigned to those watersheds or sub-watersheds on the basis of recognized water-quality impairments. In the Inland Bays, the primary source of water-quality impairment is associated with nutrient runoff from agricultural and residential development. In order to mitigate the identified impairments, a TMDL reduction level of 40 percent (from the baseline period of 1988-1990) will be required for non-point-source nitrogen and phosphorous loads. The Town will need to work with DNREC as well as other area local governments and the county to meet the TMDL requirements based upon an established "Pollution-Control Strategy."

Also, during the summer of 2006, DNREC solicited public comments on draft regulations governing TMDLs for bacteria in the Inland Bays Drainage Basin. It is important that Dewey Beach stay informed of these draft regulations and determine the potential impacts on activities in the town.

Issues surrounding water quality in the Sussex County coastal region focus primarily on the health of the region's Inland Bays. The protection of these sensitive natural resources, and the surrounding waterways and water bodies, is dependent upon the efforts of public, private, and corporate stakeholders alike. The Town of Dewey Beach is a member of this group of necessary participants in the protection

of the regional environment and should participate along with the many other stakeholders whose actions have an impact on regional water quality.

Source Water Assessment and Protection Program

The Safe Drinking Water Act Amendments of 1996 mandated that each state develop a Source Water Assessment and Protection (SWAP) Program to better protect public-drinking-water sources. There are three basic components of all SWAP Programs:

- Delineate the boundaries of the land area most important to public water sources.
- Identify the potential sources of contamination within those boundaries.
- Assess the susceptibility of the public water source to these contaminants.

In Delaware, the SWAP Program was coordinated mainly by DNREC, which developed the majority of the assessments for all public water systems in Delaware. It should be noted that there are no public-water-supply wells in Dewey Beach, nor are there any excellent recharge areas within the town. These are the two areas that source-water programs most commonly target for protection. The town's water supply is provided by the City of Rehoboth Beach via a pipeline, and the source-water assessment for the Rehoboth Beach Water Department, completed December 31, 2003, can be viewed at *www.wr.udel.edu/swaphome/swassessments.html.*

Bayside

As discussed in the section on Annexation, Dewey Beach would like to annex roughly 300 feet due west of the current municipal boundary into the Rehoboth Bay for the purpose of mitigating boating hazards and noise nuisances. Equally important is the water quality of the Rehoboth Bay. While obviously necessitating a regional solution such as TMDLs (discussed above), there are also steps Dewey Beach could take along its border with the bay to reduce impacts from land within the town on the water body. Common solutions include riparian or vegetative buffers along the waterfront, buffering development from the bay through the use of setbacks, limiting impervious cover, and disallowing the storage of hazardous materials near the bay or in flood-prone areas.

Beach Strand

On its eastern edge, the municipal area of Dewey Beach includes about a mile of Atlantic beach coastline. This area constitutes one of the two most significant natural resources managed, in part, by the town. The maintenance of the width of the beach is a continual concern for town residents and officials since it provides much of the attraction, and the resulting economic activity, to the town. In response, major efforts have been devoted to preserving the integrity of the beach.

Recently Dewey Beach received assistance from the U.S. Army Corps of Engineers through an ongoing beach-replenishment program, locally sponsored by the State DNREC. These beach-replenishment activities essentially reinforce and widen the beach by physically relocating sand from just offshore onto the existing beach. The replenished beach area provides both additional public recreational capacity and a physical buffer against storm and tidal surges. The U.S. Army Corps of Engineers has designated

Dewey Beach as part of its "50-year-commitment" area targeted for long-term beach-nourishment activities; however, the execution of future projects may depend on the availability of funding from Federal, State, and local jurisdictions. Additionally, a number of reports published in the past few years have detailed some alarming predictions regarding the erosion of Delaware's Atlantic shoreline. A February 1998 report, written for DNREC, estimates that Delaware's beaches experience, on average, between two to four feet of annual erosion.

In response to the identified risks involved with development along the state's shoreline, the Delaware Legislature passed the Beach Preservation Act (Chapter 68, Title 7 of the Delaware Code) in 1972. It establishes a Building Line along the coast as part of the Regulations Governing Beach Protection and the Use of Beaches. The Building Line, which parallels the coastline, is designated on DNREC Building Line maps. No construction activities may take place seaward of the building line without a Coastal Construction Permit or Coastal Construction Letter of Approval from the Department. Construction, expansion, or modification of any structure within the area, including all buildings and amenities requires approval from DNREC. The alteration, removal, or deposition of any substantial amount of beach sand or other materials within this area also requires approval.

Critical Natural Areas

A number of critical natural areas have been identified within the municipal boundaries of Dewey Beach. These natural environmental features can be found on Map 5 in the Appendix. The specific areas are identified and described in detail below.

Flood Plain

A major part of Dewey Beach lies within the 100-year floodplain, which is the land area that is inundated or covered with water during a 100-year-flood event. The definition of a 100-year-flood event is confusing and often thought of as the flood that will occur every 100 years. However, the definition of a 100-year flood event in based on statistics - there is a one-percent chance (1/100) that a flood of this magnitude will occur in any given year. While every flood event will have a unique flood plain based on the amount of rainfall received, the 100-year-flood plain is accepted as the "regulatory" limit of flooding for flood insurance purposes and for many jurisdictional zoning and development practices.

Map 5 in the Appendix displays the 100-year floodplain and the VE Zone for lands within Dewey Beach. The VE Zone is an area of importance to coastal communities since these are areas that are subject to flooding and can encounter hazardous high-velocity-wave action. Map 5 is for display purposes only and should not be considered a reference document for floodplain determination, since floodplain maps prepared by the Federal Emergency Management Agency are usually not prepared on a parcel map base.

Wetlands

The Town of Dewey Beach contains some tidal and non-tidal wetlands, as shown on Map 5 in the Appendix. The tidal wetlands in Dewey Beach occur along the coastline of the Atlantic Ocean and the Rehoboth Bay where tidal flooding occurs. Water in tidal wetlands comes mainly from ocean-driven tides. The non-tidal wetlands are areas beyond the reach of the tides and in Dewey Beach are only found around its northern boundary near Silver Lake. Precipitation, river overflow, and groundwater are major sources of water for non-tidal wetlands.

Tidal wetlands in saline and brackish areas are called "estuarine wetlands," as they are part of the estuary, where salt water mixes with fresh water running off the land via rivers. Non-tidal wetlands are wetlands of America's interior, although they also occur in the U.S. Coastal Zone in areas beyond the reach of the tides. Most non-tidal wetlands are called "palustrine wetlands," according to the U.S. Fish and Wildlife Service's wetland-classification system. They include freshwater wetlands and inland saline wetlands (alkaline wetlands) in arid and semiarid regions.

Regulatory protection of wetlands is mandated under Federal 404 provisions of the Clean Water Act. Tidal wetlands are accorded additional regulatory protection under Title 7, Chapter 66 provisions of the Delaware Code. Compliance with these statutes may require a U.S. Army Corps of Engineers-approved field wetlands delineation and/or DNREC approval.

Trees

The character of the Dewey Beach community includes the protection of its natural visual resources as well as the built environment. The trees and ornamental shrubs located within the town contribute greatly to the visual appeal and healthy environment that exists in Dewey Beach. The Delaware Forest Service's Urban and Community Forestry Program provides $100,000 each year in funding for tree planting, tree care, and tree-management projects on publicly owned lands. In addition, the U.S. Forestry Service's Tree City USA Program, offered through the National Arbor Day Foundation, provides additional funding for tree protection, education, and public awareness projects. Currently, 12 Delaware municipalities participate in the Tree City USA program, including two in the Dewey Beach area (Ocean View and Rehoboth Beach). Participation in the program requires that the town have a tree board or department, a tree-care ordinance, a community forestry program with a budget of at least $2 per capita, and an Arbor Day observance or proclamation.

Goal Statement – Natural Resources

The Town of Dewey Beach will act to preserve, protect, and rehabilitate the identified natural resources in the region in cooperation with other local governments and the state of Delaware.

Plan Objectives – Natural Resources

- The Town will maintain a public awareness of the existence and condition of identified natural resources in the region.

- The Town will coordinate with neighboring local governments, the state of Delaware, and federal agencies to develop policies and procedures for the protection, preservation, and rehabilitation of identified critical natural resources.

Plan Recommendations – Natural Resources

1. The Town should consider the development and implementation of a municipal ordinance for the protection of trees.

2. The Town should encourage the use of "green" practices and materials in local construction and development projects.

3. The Town should consider the definition and enforcement of a land use "buffer" along the bay in the southwest section of town.

4. The Town should work with federal agencies, the state of Delaware, and other local governments to reduce pollution of the inland bays in Dewey Beach and the hazards of flooding.

5. The Town should continue to pursue long-term plans and agreements with the state and the Army Corps of Engineers for the periodic replenishment and preservation of the beach strand.

6. The Town should continue to review and administer its existing beach-replenishment tax.

CHAPTER 3. IMPLEMENTATION

3-1. Summary of Plan Recommendations

Demographics and Population

Goal Statement
The Town of Dewey Beach will identify and address the needs of the residents, property owners, business owners, and visitors.

Objectives
1. The Town will maintain a public awareness of the demographic characteristics of residents, property owners, business owners, and visitors.
2. The Town will take into consideration the age, gender, and other important demographic characteristics of the residents, property owners, business owners, and visitors when formulating public plans, regulations, and policies.
3. The Town will continue to monitor the changing population of the town, identifying and responding to their public service needs.

Plan Recommendations
1. Data Collection and Reporting – The Town should develop and implement a strategy for collecting and reporting comprehensive data and information regarding the local population, including year-round residents, seasonal and occasional residents, and visitors. The use of multiple sources of data is recommended, including that from rental agencies, homeowners, chambers of commerce, the State Fire Marshall Office and Economic Development Office, and national organizations such as AAA. Demographic data could also be collected via feedback through the town's official website and through local processes of rental and business licensing.
2. Data Cross-Checking and Verification – In order to develop more precise and informative data, the Town should cross-check and verify collected demographic data with existing statistics regarding local residential occupancy and hotel and motel space.

Housing

Goal Statement
The Town of Dewey Beach will encourage the development and improvement of residential land in an appropriate and responsible manner that balances the need to protect the value of residential property and preserve community resources.

Objectives
1. The Town will attempt to identify and define the architectural character of the community, including that of particular neighborhoods or sections of the community.
2. The Town will encourage residential development that is similar in architectural character, scale, and density to the existing community.

3. The Town will encourage the development of single-family homes of a moderate size.
4. The Town will encourage development that mixes land uses and housing types.

Plan Recommendations

1. The Town should focus on enforcing existing building codes, providing building officials and administrative staff with the appropriate and necessary resources to do so.
2. The Town should consider developing policies and procedures for clearly informing appraisers, real estate agents, and other stakeholders of existing conditions, constraints, and non-conformance issues regarding particular homes in Dewey Beach.
3. The Town should consider the development and implementation of a GIS-based system for tracking code violations, licenses, permits, and other housing data.
4. The Town should utilize its zoning authority to carefully and appropriately shape the residential development in Dewey Beach. In particular, the Town should identify and protect areas of traditional, small-scale residential development, encourage new mixed-use development where appropriate, and discourage high density and cluster housing.

Land Use and Annexation

Goal Statement

The Town of Dewey Beach will pursue a strategy of urban growth and development that protects the town's resources and ensures its economic vitality while accurately defining the community.

Objectives

1. The Town will attempt to geographically identify the "community" of Dewey Beach and engage in studies to determine the feasibility of future annexation for portions of the identified "community" that are not currently within the existing municipal boundary.
2. The Town will analyze its existing land use and development policies, making necessary changes to maintain consistency with the values of residents, property owners, business owners, and visitors regarding density, scale, ambiance, and anticipated future needs.

Plan Recommendations

1. The Town should work with the state of Delaware to revise its municipal charter to include a suitable area of the Rehoboth Bay as part of the official municipal jurisdiction.
2. The Town should study the feasibility of future annexation of all adjacent developed areas, including but not limited to Bay Vista, Seabreeze, Pine Bay, and the "Forgotten Mile." This study should be comprehensive but focus on the fiscal implications of these potential annexations.
3. The Town of Dewey Beach should review and update its zoning and subdivision ordinances, emphasizing an expanded commercial-land-use area separated into three resort-business zoning districts as suggested on Map 9. It is proposed that the following elements be considered.
    - Continue the practice of allowing mixed-use structures as is currently permitted in the RB (Resort Business) Zone.
    - Mandate a minimum percentage of commercial land use and a maximum percentage of residential land use in a single structure or development.

- Require that only commercial land uses be permitted on the first floor (or, if the first floor is substantially below grade, the street-level floor) in a mixed-use structure; suitable commercial land uses and residential dwelling units are permitted uses on upper floors in mixed-use structures.

4. The Town of Dewey Beach should continue to negotiate with Highway One Limited Partnership LLC. in order to harmonize the development plans of Highway One in accordance with this Comprehensive Plan.

Transportation

Goal Statement

The Town of Dewey Beach will act to preserve the accessibility of all parts of the community by appropriate modes of transportation while enhancing the safety of residents, property owners, business owners, and visitors.

Objectives

1. The Town will maintain a public awareness of the current and anticipated future condition of the local and regional transportation infrastructure in order to identify the need for changes or improvements.
2. The Town will work to identify specific areas in need of transportation improvements and local policy changes.
3. The Town will coordinate with other local governments and the state of Delaware to enhance the safety and efficiency of existing transportation infrastructure.

Plan Recommendations

1. The Town should work with DelDOT to develop strategies for generating accurate and timely data regarding motor traffic, pedestrians, and bicyclists.
2. The Town should work with DelDOT to develop a long-range plan for improvements to the design and safety of S.R. 1 within Dewey Beach.
3. The Town should consider the implementation of specific incentives for the provision of appropriate and affordable local transportation services.
4. The Town should consider the planning and development of a “Bay Walk” through the federal and state Transportation Enhancements program.
5. The Town should consider conducting a comprehensive, mobility friendly assessment of its transportation infrastructure to ensure pedestrian and bicycle traffic is not being impeded or endangered by automotive traffic.

Community Services and Facilities

Goal Statement

The Town of Dewey Beach will act to maximize the effectiveness and equitable availability of public services and facilities for residents, property owners, business owners, and visitors while maintaining the existing funding strategies.

Objectives

1. The Town will maintain a public awareness of the condition and use of local public services, utilities, and facilities in order to identify areas for improvement and change.
2. The Town will coordinate with regional utility providers to ensure the effective and equitable provision of water, sewer, gas, telecommunications, and other necessary services for residents, property owners, business owners, and visitors.
3. The Town will coordinate with local and statewide entities to maintain a public awareness of all emergency preparedness plans and procedures for response, protection, and evacuation.

Plan Recommendations

1. The Town should develop a local emergency-management-and-response plan that is tied to regional and state plans. This plan should be provided to the public, and all local staff should be educated on its details and implementation procedures.
2. The Town should consider coordinating with regional governments to consider innovative opportunities for alternative energy.
3. The Town should ensure that residents, property owners, business owners, and visitors are aware of local recycling opportunities.
4. The Town will review providing public restrooms and a bay walk path.
5. The Town will coordinate with the Cape Henlopen School District and the Indian River School District on issues concerning public education in these districts.

Financial Management

Note – *The Town's Planning and Zoning Committee initially identified Financial Management as an area to be addressed in its comprehensive plan. Accordingly, the committee formulated a set of goals, objectives and strategies towards that end. However, later in the process the decision was made, at least temporarily, to table the initiative. The original goals and objectives are shown below and will hopefully serve as the basis for a similar, future effort.*

Goal Statement

The Town of Dewey Beach will act to ensure the financial stability of the town and maintain fiscal responsibility in its public-management activities.

Objectives

1. The Town will publicly consider, enact, and enforce funding methods that attempt to avoid the use of a general property tax and effectively utilize fees, permits, licenses, and grant funding.
2. The Town will take steps to maintain consistency with established guidelines for appropriate and responsible public fiscal-management and accounting activities.

Plan Recommendations

1. The Town of Dewey Beach will provide training tools to building officials, police officers, lifeguards, and administrative staff regarding the enforcement of licensing, certification, and relevant fee structures.

2. The Town will review fee structures and fiscal resources to determine if changes are needed to increase the rate and predictability of revenue streams. It will also consider the establishment of a standing budget/finance committee.

Natural Resources

Goal Statement

The Town of Dewey Beach will act to preserve, protect, and rehabilitate the identified natural resources in the region in cooperation with other local governments and the state of Delaware.

Objectives

1. The Town will maintain a public awareness of the existence and condition of identified natural resources in the region.
2. The Town will coordinate with neighboring local governments, the state of Delaware, and federal agencies to develop policies and procedures for the protection, preservation, and rehabilitation of identified critical natural resources.

Plan Recommendations

1. The Town should consider the development and implementation of a municipal ordinance for the protection of trees.
2. The Town should encourage the use of "green" practices and materials in local construction and development projects.
3. The Town should consider the definition and enforcement of a land use "buffer" along the bay in the southwest section of town.
4. The Town should work with federal agencies, the state of Delaware, and other local governments to reduce pollution of the inland bays in Dewey Beach and the hazards of flooding.
5. The Town should continue to pursue long-term plans and agreements with the state and the Army Corps of Engineers for the periodic replenishment and preservation of the beach strand.
6. The Town should continue to review and administer its existing beach-replenishment tax.

Cultural Resources

Goal Statement

The Town of Dewey Beach will encourage the development of an appropriate cultural character for the town in response to the identified needs of residents, property owners, business owners, and visitors.

Objectives

1. The Town will encourage the development of cultural resources in town that meet the identified needs and desires of residents, property owners, business owners, and visitors and are consistent with local values.
2. The Town will publicly consider, enact, and enforce policies and programs that appropriately and effectively enhance the cultural character of the town.
3. The Town will coordinate with local, regional, and national organizations to appropriately and effectively enhance the cultural character of the town.

Plan Recommendations
1. The Town will pursue the federal scenic-highway designation.
2. The Town will participate in local and regional efforts to develop a performing arts center.
3. The Town will continue to support diversified festivals and cultural events.

Economic Development

Goal Statement
The Town of Dewey Beach will encourage a pattern of appropriate and sustainable economic development that meets the needs of residents, property owners, business owners, and visitors.

Objectives
1. The Town will publicly consider, enact, and enforce a program for economic development that encourages commercial development in a focused geographic area that meets the needs of residents, property owners, business owners, and visitors and is consistent with local values.
2. The Town will encourage the development of year-round restaurants and other retail businesses that meet the needs of the growing resident population.
3. The Town will encourage commercial development that is consistent with the desires and values of residents, property owners, business owners, and visitors.

Plan Recommendations
1. The Town of Dewey Beach will review and update its zoning and subdivision ordinances, emphasizing an expanded commercial area separated into three resort-business zoning districts as suggested on Map 9.

3-2. Intergovernmental Coordination and Implementation

One of the key elements required in a municipal-development strategy is intergovernmental coordination. This element describes the town's relationship with other government jurisdictions and state agencies and lays out strategies for coordinating and improving these relationships. These relationships include other levels of government such as Sussex County, the City of Rehoboth Beach, and the state. Examples of state agencies that require significant intergovernmental coordination include DelDOT, DNREC, the State Historic Preservation Office, the Delaware Economic Development Office, and the Office of the State Fire Marshal.

In essence, what is required is a strategy for an ongoing coordination effort with other governmental jurisdiction and agencies. In addition an analysis/comparison of other relevant planning documents is required. Examples include, but are not limited to, the State Strategies for Policies and Spending, The Sussex County Comprehensive Plan, The City of Rehoboth Beach Comprehensive Plan, and state transportation plans. Given the unique character of Dewey Beach as a resort as well as a year-round town, the need for a carefully crafted intergovernmental-coordination strategy is paramount.

The proposed Growth and Annexation Areas are predominantly compatible with the State Strategies for Policies of Spending (i.e., mostly Level 1 development with a small area of Level 2 development to the

south). In addition, the western boundary along the bay is designated environmentally sensitive development. The Sussex County Future Land Use Plan designates the area adjacent to the town as residential, mainly medium density in character, which is also compatible with the town's plan.

Recommendations

The Town of Dewey Beach should initiate regularly scheduled meetings with other governmental jurisdictions (e.g., state, Sussex County, and other municipal governments). The purpose of these meetings would be to establish an ongoing process of communication regarding issues, opportunities, and concerns of mutual interests. The Office of State Planning Coordination (OSPC) should be requested to participate in meetings regarding state agencies.

The Town should consider entering into Memorandums of Understanding (MOUs) as required with various governmental units to formalize relationship in regards to notification procedures related to land development, construction of infrastructure, mitigation of environmental impacts, and public safety. Candidates for an MOU include OSPC, DelDOT, DNREC, the City of Rehoboth Beach, and the Office of the State Fire Marshal. These MOUs will be of critical importance as the town pursues its growth and annexation strategies. The implementation plan (below) spells out the specific agencies with which coordination is recommended, as well as specific action items for each, categorized by issue area.

Implementation Plan

<u>Demographics and Population Implementation</u>

Implementation Steps:

- Identify several sources of data to collect and analyze regarding seasonal and year-round residents. Possibilities include rental agencies, homeowners, chambers of commerce, State Fire Marshals Office, DEDO, AAA, etc. Any data collected should be cross-checked with local sources.
- Create a database to track and analyze the information gathered. Train town staff to administer said database and produce periodic reports for the planning committee and town council.

Partners for Coordination:

- DEDO
- State Chamber of Commerce
- State Fire Marshals Office
- Local hotels and resorts
- Delaware Office of Tourism

<u>Housing Implementation</u>

Implementation Steps

- Create and maintain geographical information system (GIS) data and maps showing the status of the properties in the town, classifying them as conforming or nonconforming.

- Designate a staff person or volunteer to work with local appraisers and real estate agents to ensure that purchasers of properties are aware of development constraints and conformance issues.
- Ascertain and, if necessary, increase the resources available to the building official for Dewey Beach.
- Amend the municipal zoning code and other relevant ordinances to encourage desired, compatible development and to encourage mixed uses in the newly designated central business district, or other desirable locations.
- Within the municipal code and other relevant ordinances, insert and define the term "moderately sized" with a measurable indicator, such as a floor-area ratio.

Partners for Coordination

- Institute for Public Administration GIS staff
- Local and regional realtors
- Sussex County

Financial-Management Implementation

Note – *The town's Planning and Zoning Committee initially identified Financial Management as an area to be addressed in its comprehensive plan update. Accordingly, the committee formulated a list of goals, objectives and strategies towards that end. However, later in the process the decision was made, at least temporarily, to table the initiative. The implementation steps listed below, therefore, should be viewed as suggestions to be considered at such a time as the town is prepared to reexamine the issue.*

Implementation Steps:

- Designate a town staff person, or solicit a volunteer, to train building officials, police officers, lifeguards and administrative staff regarding the enforcement of licensing, certification, and fee structures.
- Request the Town Council and Town Manager review the local fee structures and fiscal resources of Dewey Beach. Consider creating a standing budget/finance committee.

Natural-Resources Implementation

Implementation Steps:

- Petition and advise the Dewey Beach Town Commission on a tree-preservation ordinance.
- Amend the municipal zoning code and relevant ordinances to create and define a buffer zone along the bayside.
- Work with DNREC, neighboring municipalities, and relevant federal agencies to reduce point- and non-point-source pollution of the Inland Bays.
- Obtain a long-term plan with the state and Army Corps of Engineers for the periodic replenishment and preservation of the beach strand.
- Consider introducing incentives to promote "green" building and construction practices.

Partners for Coordination:

- DNREC
- Neighboring municipalities
- U.S. Army Corps of Engineers

- Delaware State Housing Authority

Land Use and Annexation Implementation

Implementation Steps:

- Work with the state to amend Dewey Beach's charter to include the proposed 300-foot-buffer annexation into the bay.
- Determine the feasibility of future annexations (currently identified as areas of concern) by engaging the identified communities in a public discussion to ascertain their willingness to be considered for eventual annexation.
- Prepare a municipal revenue/services plan to determine the fiscal feasibility/advisability of potentially annexing the identified communities.
- Amend the municipal zoning code and other relevant ordinances to reflect and enforce the town's vision of the resort business districts as suggested on Map 9.

Partners for Coordination:

- Office of State Planning Coordination – Utilize OSPC as a resource when developing amendments to zoning and subdivision ordinances.
- Local and Regional Developers
- Residents within and neighboring incorporated Dewey Beach
- Sussex County – Coordinate to determine the fiscal impacts of service delivery to areas of concern.

Transportation Implementation

Implementation Steps:

- Meet with DelDOT to discuss the feasibility of collecting more detailed traffic count information, particularly in regard to improving existing projections and accounting for significant seasonal fluctuations.
- Coordinate with DelDOT to actively pursue planned S.R. 1 corridor improvements.
- Survey Jolly Trolley patrons to determine the adequacy of the summer service between Rehoboth Beach and Dewey Beach. Pursue extended service if warranted by demand.
- Work with DART to explore, and possibly expand, transit services available to Dewey Beach residents, particularly during the winter and shoulder seasons.
- Work with DelDOT to pursue the planning and development of the proposed Bay Walk.
- Assign town staff or an outside contractor to conduct a mobility-friendly assessment of the Dewey Beach community.

Partners for Coordination

- DelDOT
- The City of Rehoboth Beach
- DART
- Local and regional residents

Community Services and Facilities Implementation

Implementation Steps:

- Submit Dewey Beach's Emergency Management and Response Plan to Delaware Office of Homeland Security.
- Ensure residents are aware of the Emergency Management and Response Plan through a public outreach effort that could include brochures, meetings, or additions to the town's website.
- Conduct public outreach to ensure residents are aware of recycling opportunities.

Partners for Coordination:

- Delaware Office of Homeland Security
- Service providers
- Residents

Cultural Resources Implementation

Implementation Steps:

- Work with DelDOT to assess the potential for nominating the Route 1 corridor through Dewey Beach to the State Scenic and Historic Highways Program.
- Work with, or approach, stakeholders in developing a regional performing arts center.
- Help publicize and support local music, film, book-reading, and other cultural festivals.

Partners for Coordination:

- DelDOT
- Local event coordinators
- Libraries, museums, theatres, and performing arts troupes in the region
- Delaware State Historic Preservation Office

APPENDIX: MAPS

Map 1: **Aerial View**
Map 2: **Roads and Boundaries**
Map 3: **State Strategies for Policies and Spending**
Map 4: **Existing Land Use**
Map 5: **Environmental Features**
Map 6: **Zoning**
Map 7: **Growth and Annexation Areas**
Map 8: **Future Land Use**
Map 9: **Proposed Resort Business Districts**

APPENDIX A. MAPS

Map 1. Aerial View
Map 2. Roads and Boundaries
Map 3. State Strategies for Policies and Spending
Map 4 Existing Land Use
Map 5. Environmental Features
Map 6. Zoning
Map 7. Growth and Annexation Areas
Map 8. Future Land Use
Map 9. Proposed Resort Business Districts

Town of Dewey Beach, Delaware

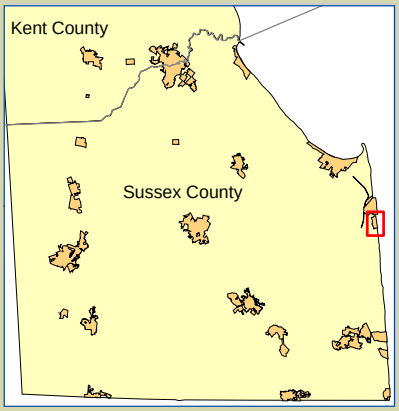


Map 1. Aerial View

Town of Dewey Beach

Roads

Locator Map



Sources:

Digital orthophotography - Produced by Earth Data International in False Color Infrared at a scale of 1 / 2,400 with a 1 foot pixel resolution, March 2002.
Municipal Boundaries - Office of State Planning and Coordination (OSPC), 2006.
Roads - Delaware Department of Transportation centerline file, March 2006.

Note:

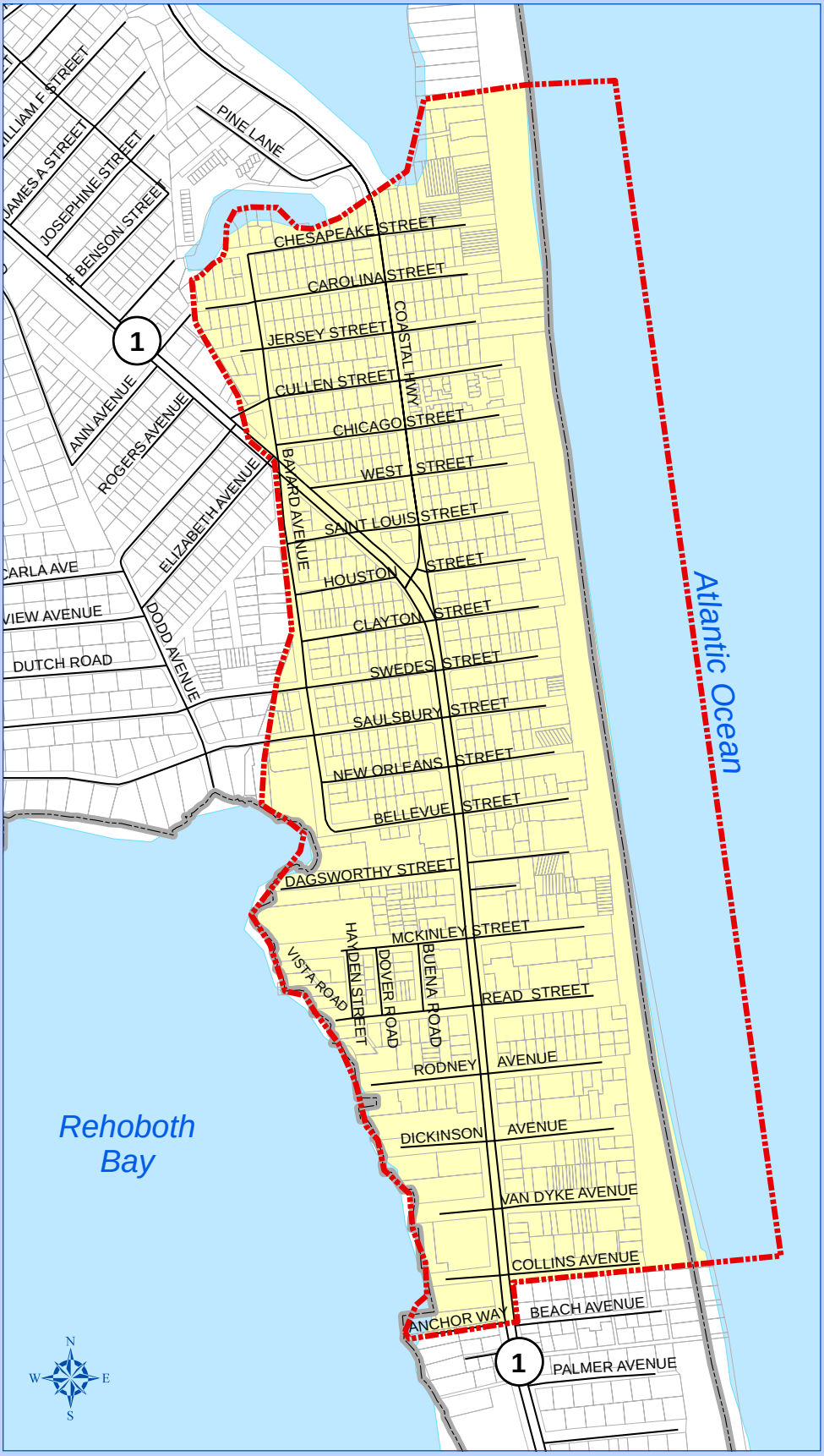
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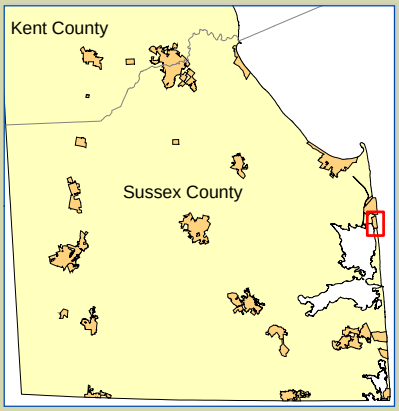
Town of Dewey Beach, Delaware



Map 2.
Roads and Boundaries

- Roads
- Parcel Boundaries
- Water Bodies
- Town of Dewey Beach

Locator Map



Sources:

Municipal Boundaries - Office of State Planning and Coordination (OSPC), 2006.
Roads - Delaware Department of Transportation centerline file, March 2006.
Hydrology - National Hydrography Dataset
State of Delaware - Delaware Geological Survey, April 2002.

Note:

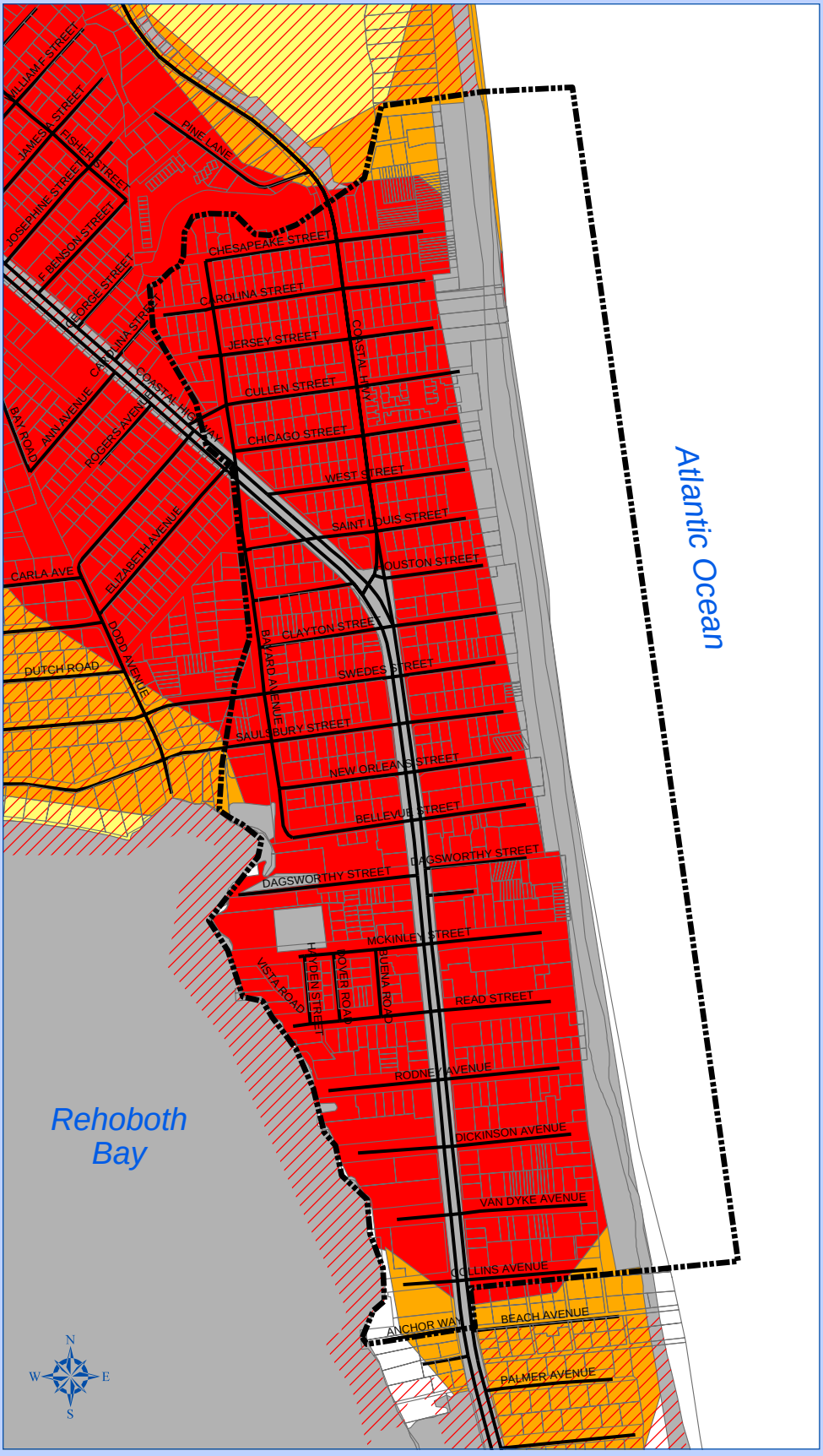
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Town of Dewey Beach, Delaware



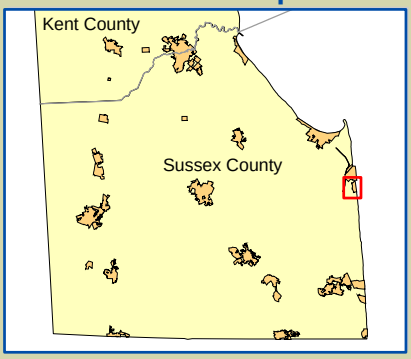
Map 3.
State Strategies for Policies and Spending

- Env. Sens. Dev. — Sussex County only
- Out of Play — Public-owned/legally restricted
- Level 1
- Level 2
- Level 3
- Level 4

NOTE
Please refer to the chapter "Directing Growth" in the State Strategies Document for definitions of the four investment Levels.

- Town of Dewey Beach
- Roads
- Parcel Boundaries

Locator Map



Sources:

State Strategies for Policies and Spending - Delaware Office of State Planning Coordination, September 2004.
Parcel Boundaries - Sussex County Mapping and Addressing Department, April 2006.
Roads - Delaware Department of Transportation centerline file, March 2006.
Municipal Boundaries - Office of State Planning Coordination (OSPC), 2006.

Note:

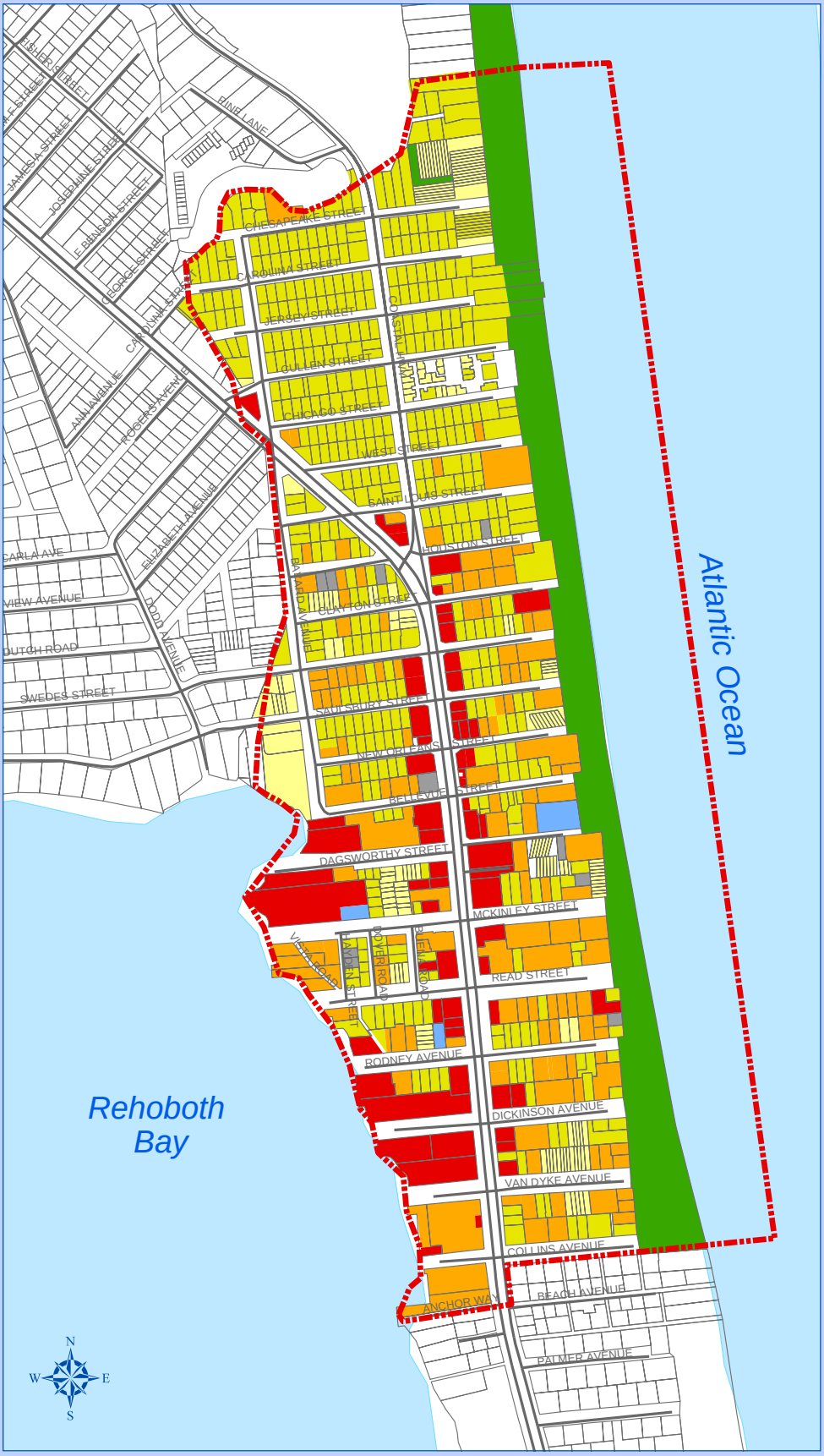
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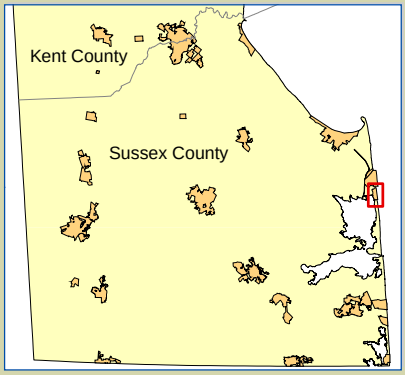
Town of Dewey Beach, Delaware



Map 4.
Existing Land Use

- Single Family Attached
- Single Family Detached
- Multi-Family
- Commercial
- Institutional
- Open Space
- Vacant
- Town of Dewey Beach
- Roads
- Parcel Boundaries
- Water Bodies

Locator Map



Sources:

Existing Land Use - Developed from a walking survey of the Town by Institute for Public Administration, Spring 2004.
Parcel Boundaries - Sussex County Mapping and Addressing Department, April 2006.
Roads - Delaware Department of Transportation centerline file, March 2006.
Hydrology - USGS 7.5 Minute Series Topographic Maps. Created in cooperative agreement between the State of Delaware and the USGS (1991-1993).
Municipal Boundaries - Office of State Planning Coordination (OSPC), 2006.

Note:

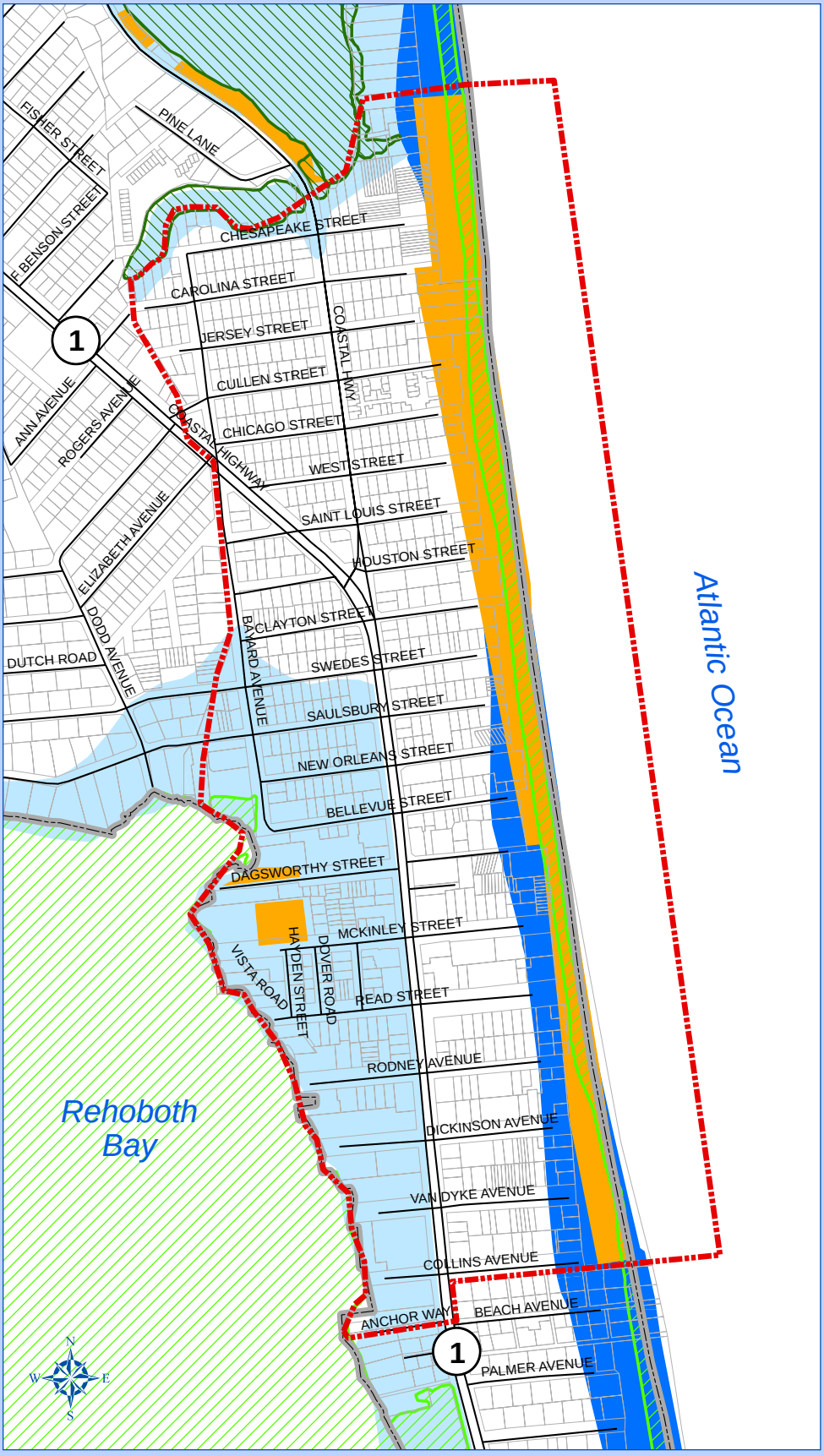
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Map 5. Environmental Features

FEMA Flood Zones

- 100 Year Flood Plain
- VE Zone
  Areas subject to flooding with high velocity wave action

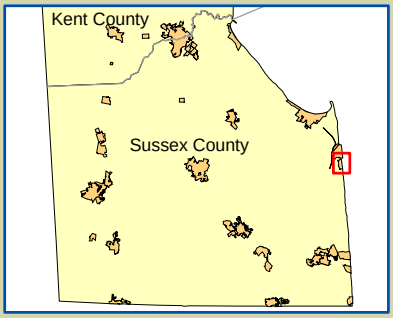
State-wide Wetlands Mapping Project (SWMP)

- Tidal Wetlands
- Nontidal Wetlands

Outdoor Recreation Inventory

- Municipal Parks
- Town of Dewey Beach
- Parcel Boundaries
- Roads

Locator Map



Sources:

Flood Plains - Federal Emergency Management Agency (FEMA).
Wetlands - Statewide Wetlands Mapping Project (SWMP), DNREC, 2000.
Municipal Boundaries - Office of State Planning Coordination (OSPC), May 2006.
Outdoor Recreation Inventory - DNREC, Parks and Recreation, 2004.
Roads - Delaware Department of Transportation centerline file, March 2006.
State of Delaware - Delaware Geological Survey, April 2002.
Parcel Boundaries - Sussex County Mapping and Addressing Department, April 2006.

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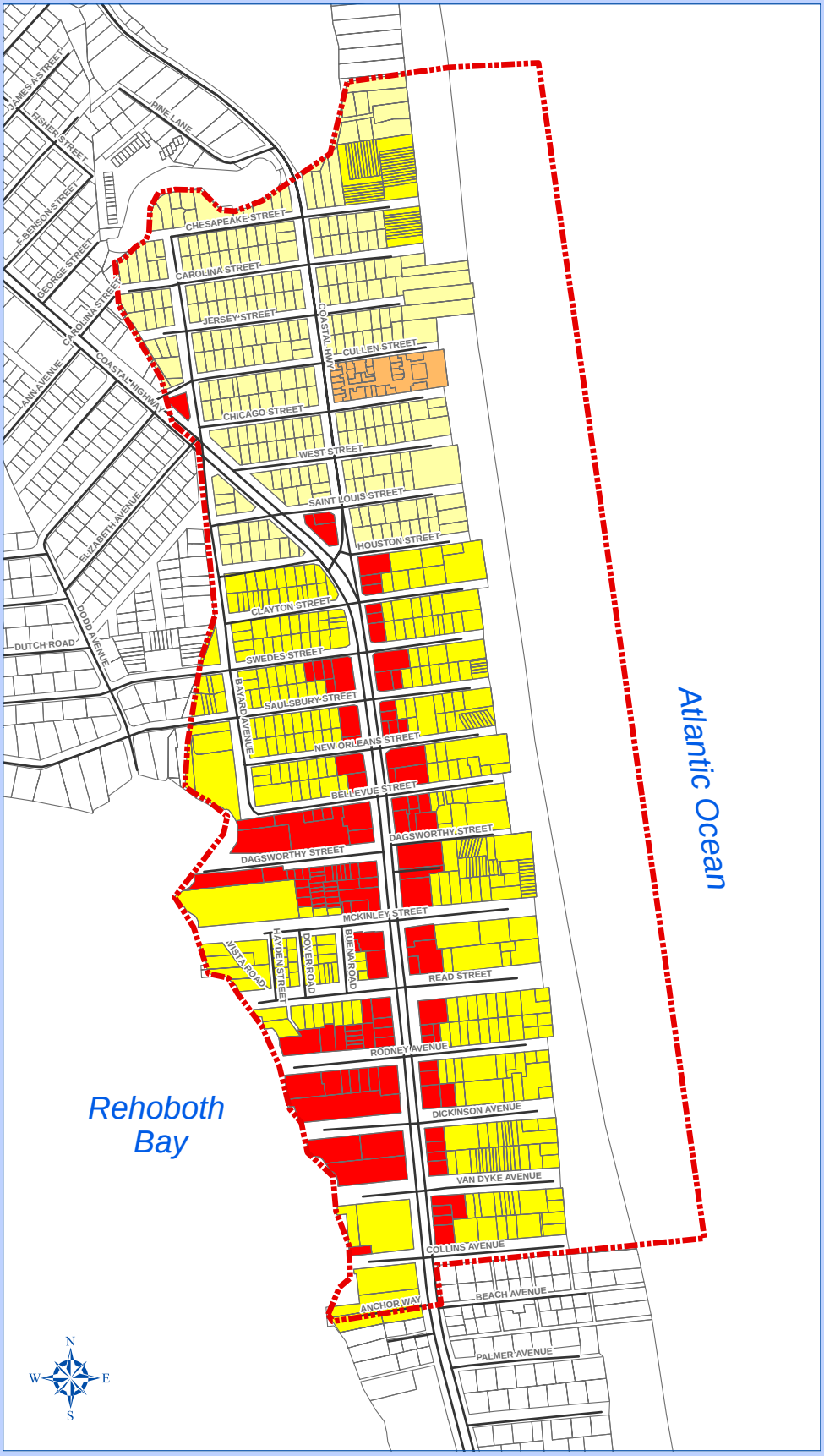
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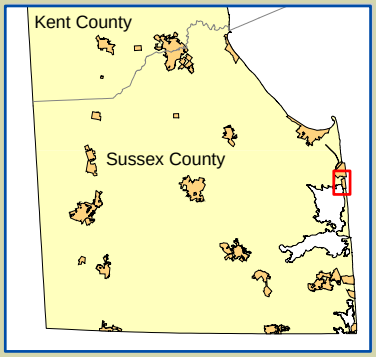
Town of Dewey Beach, Delaware



Map 6. Zoning

NR	Neighborhood Residential
RR	Resort Residential
PR	Planned Residential
RB	Resort Business
	Municipal Boundary
	Parcel Boundaries

Locator Map



Sources:

Zoning - Town of Dewey Beach, zoning map adopted October 2006. Colors used for this Zoning Map have been changed from the colors found on the Town of Dewey official Zoning Map, but there has been no change to the zoning classification of any parcel.
Parcel Boundaries - Sussex County Mapping and Addressing Department, April 2006.
Roads - Delaware Department of Transportation centerline file, March 2006.
Hydrology - USGS 7.5 Minute Series Topographic Maps. Created in cooperative agreement between the State of Delaware and the USGS (1991-1993).
Municipal Boundaries - Office of State Planning Coordination (OSPC), 2006.

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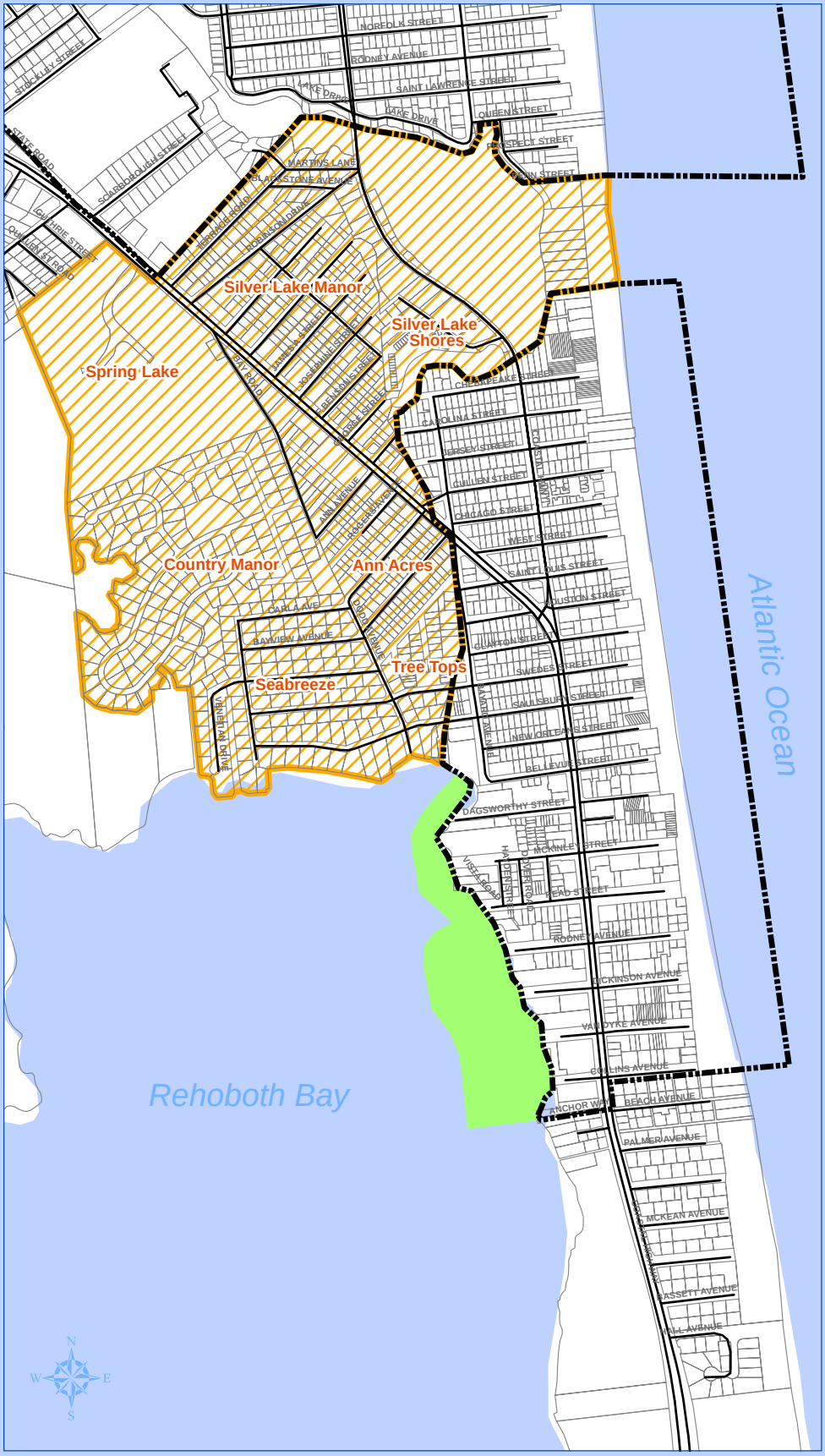
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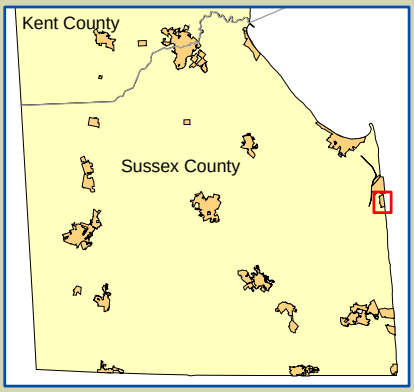
Town of Dewey Beach, Delaware



Map 7. Growth and Annexation Areas

- Annexation Area
- Areas of Concern
- Municipal Boundaries
- Roads
- Parcel Boundaries

Locator Map



Sources:

Growth and Annexation Areas - Defined by the Town of Dewey Beach, drawn by Institute for Public Administration, University of Delaware, October 2006.
Parcels - Sussex County Mapping and Addressing Department, April 2006.
Roads - Delaware Department of Transportation, March 2006.
Municipal Boundaries - Office of State Planning Coordination (OSPC), May 2006.
Sussex County Communities - Developed from the Geographic Names Information System (GNIS) and maintained by Sussex County, 2005.

Note:

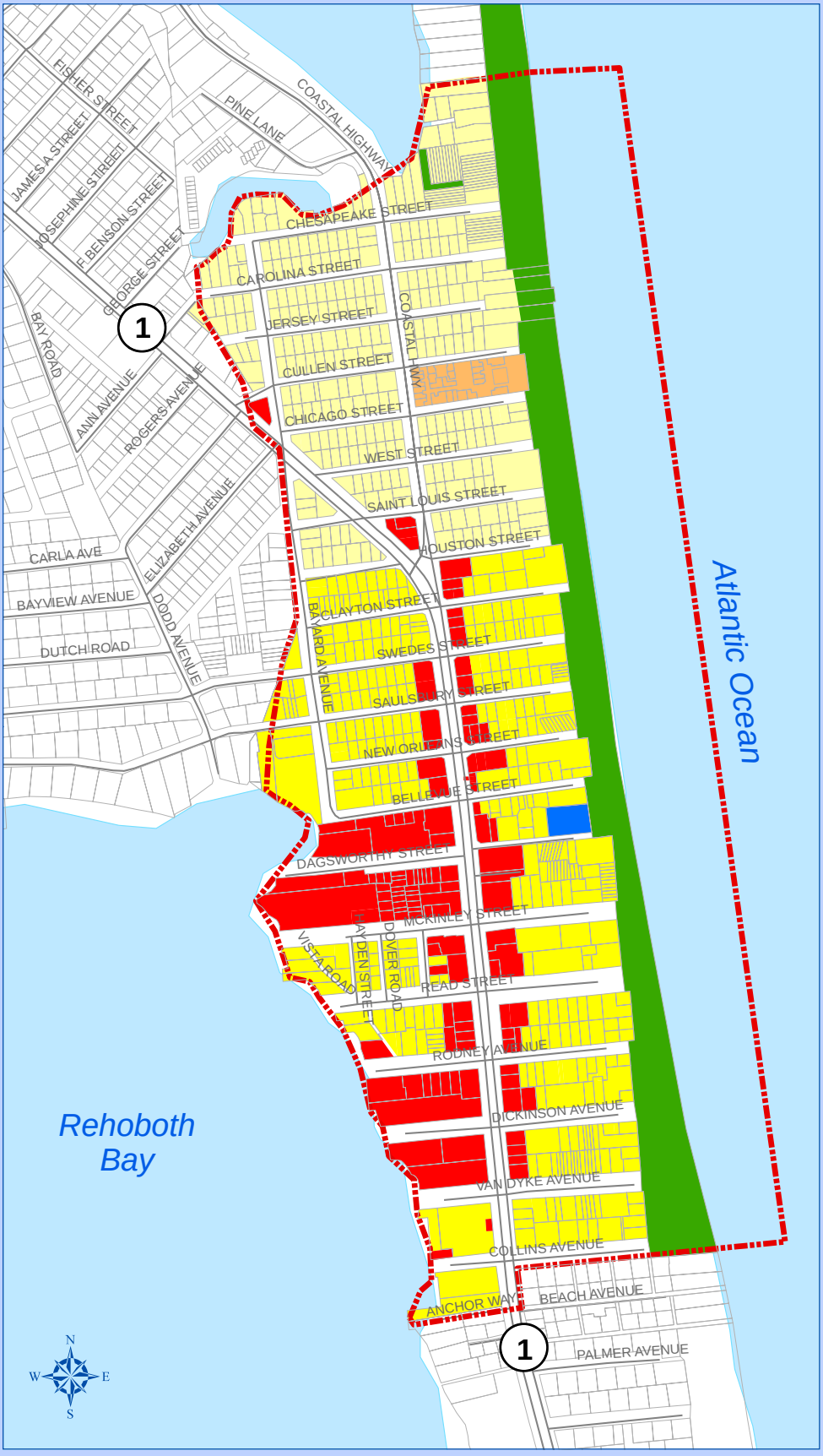
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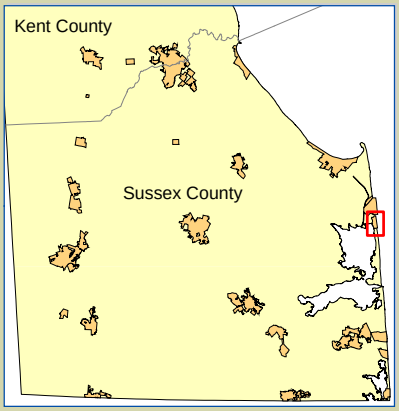
Town of Dewey Beach, Delaware



Map 8. Future Land Use

- Neighborhood Residential
- Planned Residential
- Resort Residential
- Commercial
- Institutional
- Open Space
- Town of Dewey Beach
- Parcel Boundaries
- Roads
- Water Bodies

Locator Map



Sources:

Future Land Use - Developed by the Town of Dewey Beach, October 2006.
Municipal Boundaries - Office of State Planning Coordination (OSPC), 2006.
Parcels - Sussex County Mapping and Addressing Department, April 2006.
Roads - Delaware Department of Transportation centerline file, March 2006.
Hydrology - National Hydrography Dataset, developed by USGS and EPA.

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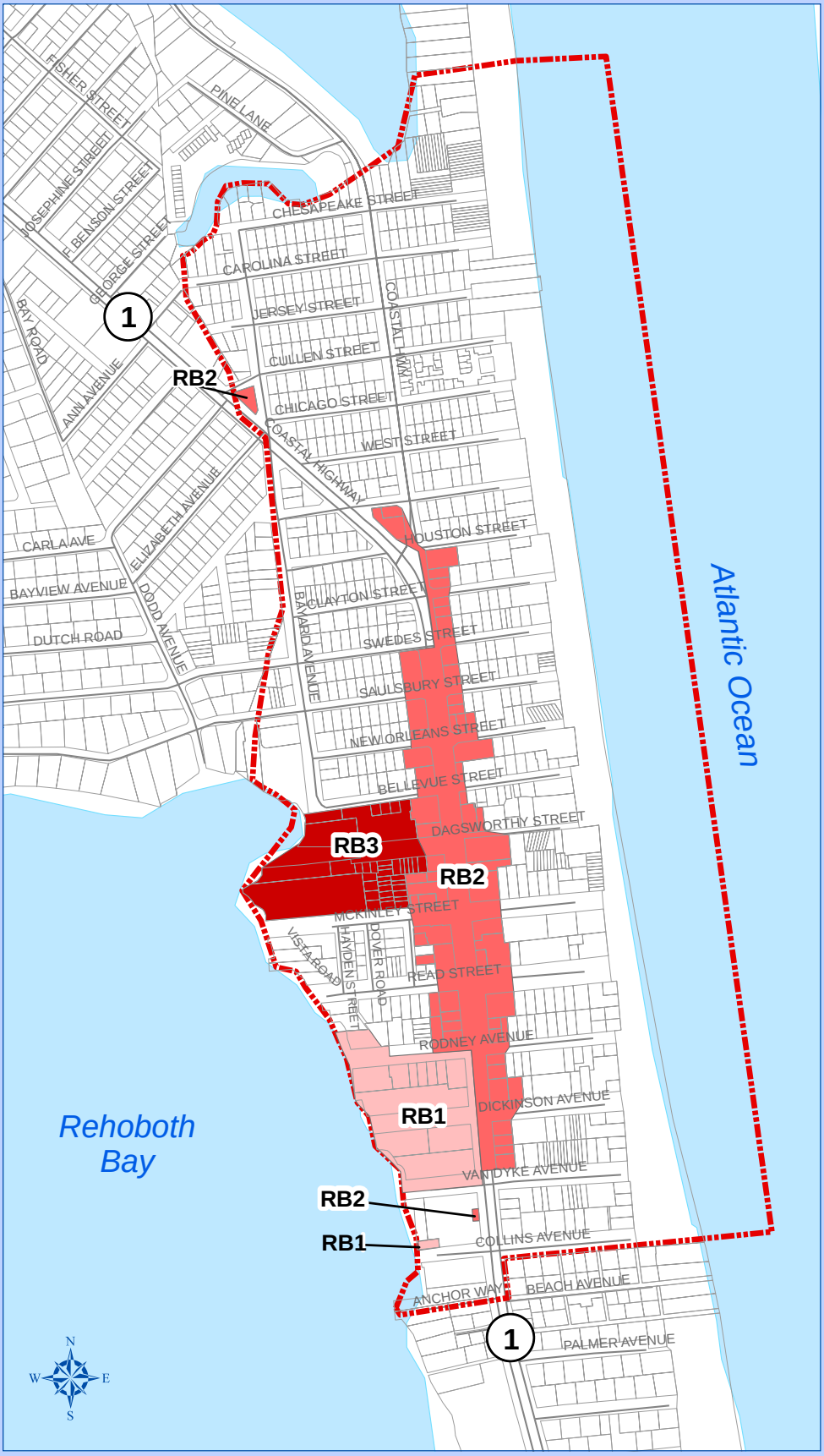
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Town of Dewey Beach, Delaware

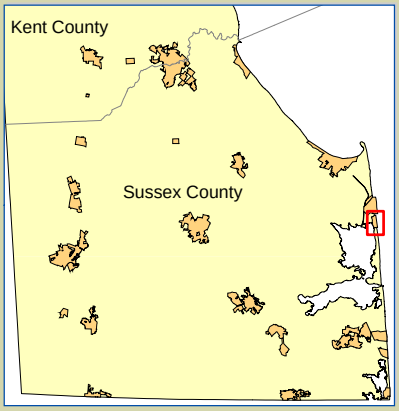


Map 9. Proposed Resort Business Districts

Resort Business Districts

- RB1
- RB2
- RB3
- Town of Dewey Beach
- Parcel Boundaries
- Roads
- Water Bodies

Locator Map



Sources:

Resort Business Districts - defined by the Town of Dewey Beach, October 2006.
Parcels - Sussex County Mapping and Addressing Department, April 2006.
Municipal Boundaries - Office of State Planning Coordination (OSPC), 2006.
Roads - Delaware Department of Transportation centerline file, March 2006.
Hydrology - National Hydrography Dataset, developed by USGS and EPA.

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