

Section 8 – Central Business District

The purpose of this district is to create an atmosphere that encourages the preservation and revitalization of the historic central business district. Although land will be provided for economic activity, residential use is also encouraged.

A. Uses Permitted Inherently

1. Residential units on floors above the following business usages
2. General merchandise stores, including such uses as department stores, apparel and accessories, hardware, shoes, drugs, and variety stores
3. Specialty retail stores, including such uses as gifts, antiques, crafts, newspapers, tobacco, flowers, sporting goods, books, jewelry, leather goods and stationary stores
4. Personal service establishments, including such uses as barbers, beauticians, shoe repair, and tailors
5. Financial Institutions, loan companies, and banks.
6. Restaurants
7. Retail food stores, including bakeries, confectionery, candy or gourmet shops, small convenience grocery shops (without gas pumps) and meat, fish, or produce stores
8. Professional services and administrative activities, including such uses as offices of agents, brokers, financial planners, physicians, dentists, attorneys, architects, engineers, musicians, and artists; and governmental offices serving the public
9. Library, museums, art galleries, and public information centers
10. Churches and other places of worship
11. Fraternal, social service, union, or civic organization
12. Publishing, printing, and reproduction establishments
13. Repair and servicing as an accessory activity of any article for sale in the same establishment

B. Uses Permitted by Special Exception

1. Bus Terminal
2. Dry-cleaning establishments
3. Funeral Homes
4. Motels and Hotels
5. Tavern
6. Family day care
7. Commercial indoor recreation activities, including amusement arcades, indoor theaters, billiards parlor, bowling alley, skating rink, etc.
8. Public Parking Lot

C. Area Requirements

1. Minimum lot area: 5,000 square feet.
2. Each main building hereafter, together with its accessory buildings, shall be located on a lot having an area of at least 5,000 square feet, except for

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existing lot(s) recorded by deed or plat on record at the time of the enacting of this ordinance.

3. Minimum lot width: 50 feet
4. Minimum setbacks:
 - a. Front: 20 feet.
 - b. Rear: 10 feet.
 - c. Side: 15 feet.
5. Maximum building height: 35 feet, except by special exception

D. Parking Requirements

1. Off street parking and loading and unloading space shall be provided for all uses, whether an inherent use or special exception. If parking is provided from other sources such as public spaces in the downtown area or in a large parking facility, the number of parking spaces can be flexible, but not less than one space per apartment unit, and is subject to approval of the Commission at the time a site plan is submitted.
2. The buildings facing the Railroad Tracks on Pennsylvania Avenue from East Street in Delmar Maryland to Grove Street in Delmar Delaware are exempt from all parking use requirements.

E. Sign Requirements

Refer to Section 24 - Signs.