



Town of Wyoming

Rezoning Application

Multiple parcels can be processed on one application only if they are continuous and have at least one shared property line.

Property Information:

Address: _____

Map # (PIDN): _____

Current Zoning: _____ Proposed Zoning: _____

Has this parcel ever been part of a previous application? Yes No

If yes, briefly explain:

Owner Information:

Owner Name: _____

Street Address: _____ Phone #: ()

City, State, ZIP:

Rezoning Information:

Reason for Rezoning Request:

Does rezoning request require update to Future Zoning Map? Yes No
(additional fee of \$250 required)

Required attachments: 4 copies of site map included: Yes No

Signature:

The information provided for this document is truthful and accurate to the best of my knowledge.

Owner Signature: _____ Date: _____

*** Legal Property Owner MUST sign application ***

General Information:

What are zoning districts?

OS – Open Space – Preserve areas with natural limitations to development such as floodplains, wetlands, and other areas with environmental constraints, land within recorded subdivisions designed as such. Provide areas for certain non-intensive uses such as parks and recreation facilities

R-1 – Single Family Residential – Provide sufficient space for low-density, single-family residential development and customary accessory uses. Provide for other uses, such as churches and recreational facilities that are normally compatible with residential uses. Allow agriculture uses that do not detract from or interfere with residential uses.

R-2 – Mixed Residential – Provide sufficient space for low- and medium-density residential development and customary accessory uses. Provide for other uses, such as churches and recreational facilities that are normally compatible with residential uses.

TC – Town Center – Encourage a mix of retail, office, and residential uses, consistent with the existing scale and character of the area, in order to promote the economic stability of the area. Provide for a limited number of apartment dwellings in conjunction with retail, office and service uses, but only on the second and third stories of such buildings. Provide for the continuation and improvement of existing residential uses.

Encourage redevelopment by permitting residential structures to be used wholly or partially for permitted non-residential uses. Provide a modification procedure, utilizing development-plan review, to alleviate difficulties relating to parking and other area regulations.

CG – Commercial – Provide for appropriate locations for commercial, office, and service uses serving a wider area than the small-scale, neighborhood-business uses provided for the TC Zone.

I-1 – Light Industrial – Provide sufficient space in appropriate locations for certain types of low-intensity manufacturing, warehousing, and business uses. Protect surrounding areas from the adverse effects of industrial uses. Prohibit certain heavy-industrial activity.

Steps:

- Completed application and fee of \$652.50 (plus cost of mailing fees) received at Town Hall, 120 W. Camden Wyoming Avenue, Wyoming, DE 19934
 - Fee will be held until application is accepted by Planning & Zoning
- Application presented at the next scheduled Planning & Zoning meeting
 - Meetings are scheduled on the 4th Wednesday of every month at 6:30 p.m.
- Planning & Zoning may request additional information before acceptance/ denial is determined
- If application is denied by Planning & Zoning, payment will be returned unprocessed
- If application is accepted by Planning & Zoning, payment will be processed
- Once application is accepted the following steps will take place:
 - Town Hall staff is responsible for mailing letters of notification to all property owners, (applicant is responsible for mailing fees) within a 250 foot radius of address/parcel (1st class and certified) informing them of the Public Hearing.
 - Public Hearing will be scheduled at 6:00 p.m. just prior to the next scheduled Planning & Zoning meeting
- After Public Hearing, application will be presented to Planning & Zoning for recommendation to Town Council.
- Town Council will approve /disapprove application at the next scheduled meeting
 - Council meetings are scheduled on the 1st Monday of every month
- It is recommended that a representative attends all meetings to answer any questions
 - Meetings dates are tentative and are subject to change.

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Reference Documents:

(can be accessed via website at www.wyoming.delaware.gov or viewed in Town Hall)

- Wyoming Comprehensive Plan 2022 (adopted 060623)
- Wyoming Land Use and Development Code (adopted 030623)

Required Documents:

Four (4) copies of a site map at least 8 1/2" x 11", but no more than 24" x 36" that includes:

- a. the graphic scale of the site map;
- b. the tax parcel number of the subject property;
- c. the name and address of the owner of record of the subject property;
- d. the name and address of the equitable owner of the subject property, if any;
- e. the name and address of the person, firm, or organization that prepared the site map;
- f. the date that the site map was prepared;
- g. an indication of the north point on the site map;
- h. a precise definition of the boundaries of the subject property, specifying distances in feet and hundredths of a foot;
- i. the locations, widths, and purposes of all existing right of ways and curb lines;
- j. the location, widths and purposes of all existing and proposed easements, setback requirements, reservations, and areas dedicated to the public use within or adjoining the subject property;
- k. a complete outline of existing or proposed deed restrictions or covenants applying to the subject property and a recital of the applicable deed reference;
- l. other existing or proposed developments or improvements on the subject property, including but not limited to fences and landscape screening;
- m. existing and proposed access to the subject property from the existing or proposed roads;
- n. any significant natural features, including location of flood hazard areas, if any;
- o. any further information requested by the Planning and Zoning Commission.