

# Dover / Kent County MPO Rail Zoning Study

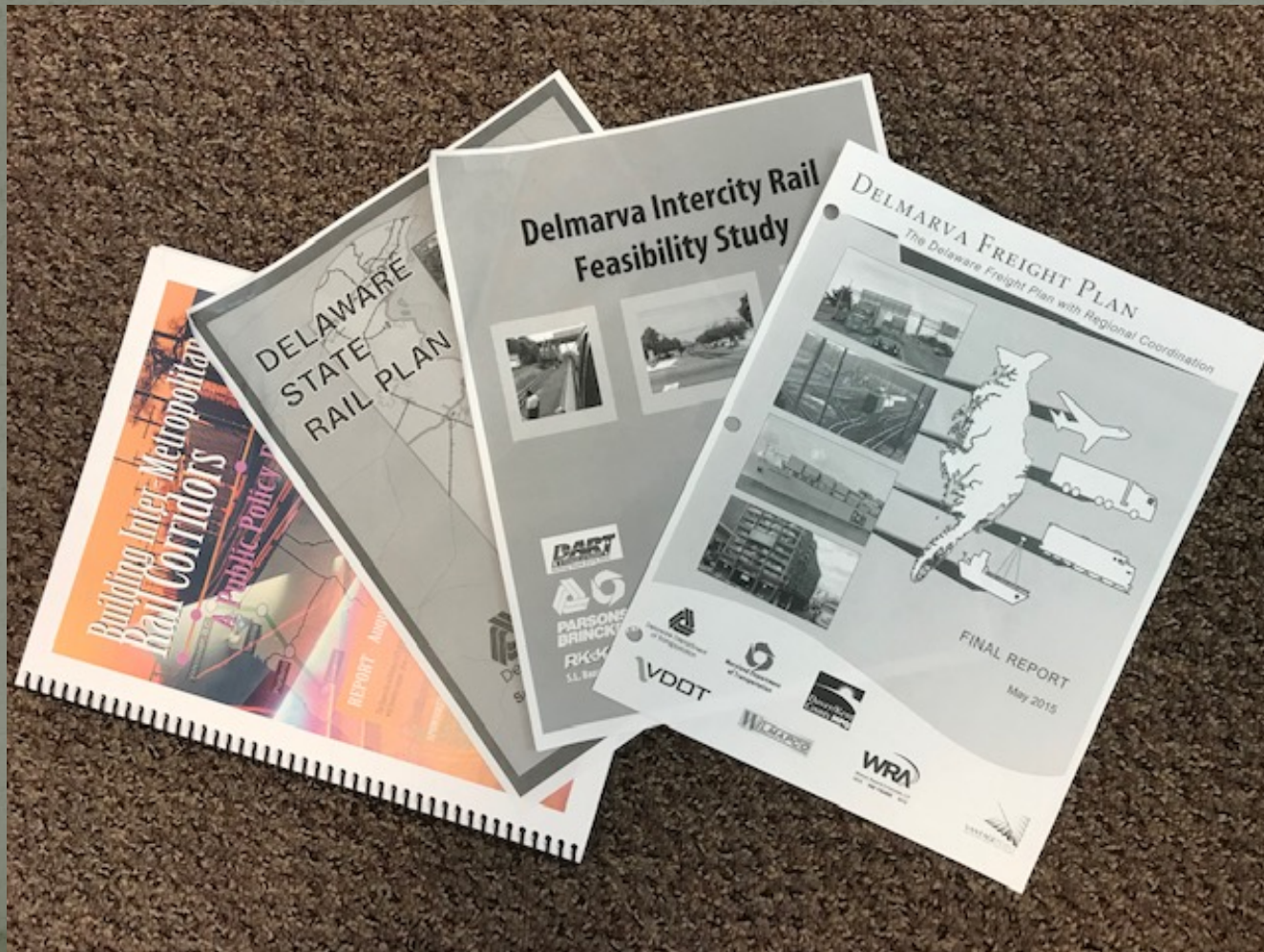
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D. Reed Macmillan  
Executive Director  
D/KC MPO

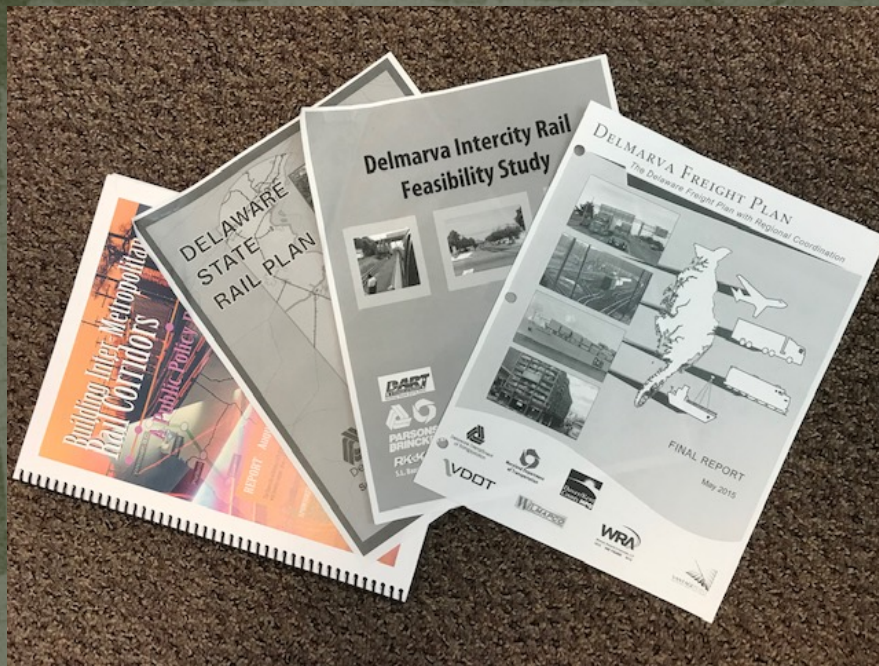


# What do the State and Regional Rail Freight Plans mean to Local Governments?

- What is the linkage?
- What Kent County municipalities are affected by rail plans?
- What do the future local land use plans say about future rail freight?
- What tool is available linking rail and future land use maps?



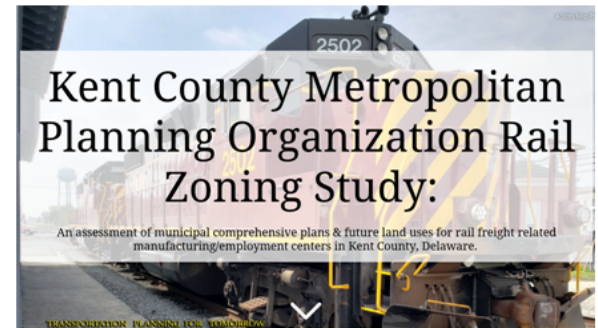




Study and interactive web site provides:

- a summary review of the Kent County and 13 municipal (where the rail line is located) Comprehensive Plans regarding rail freight operations;
- a summary of applicable state and regional rail plans;
- 6 acre parcels adjacent to the rail line with commercial, industrial, manufacturing zoning; and
- 5 recommendations to support Federal, State, and Regional freight plan goals and objectives.

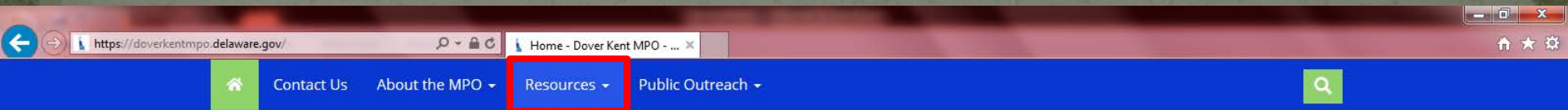
DOVER / KENT COUNTY METROPOLITAN PLANNING ORGANIZATION



*An assessment of municipal comprehensive plans and future land uses for rail freight related manufacturing/employment centers in Kent County, Delaware*

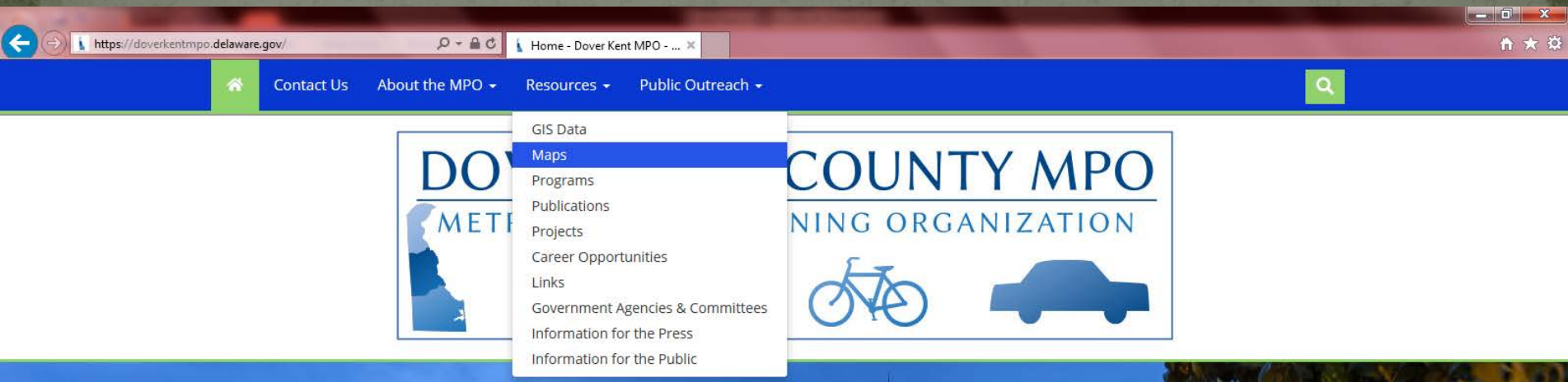
By Reed Macmillan, Mike Ward, and Catherine Samardza  
Dover / Kent County Metropolitan Planning Organization





Go to the Dover/Kent County MPO web site and select “Resources”





## Maps



Select Resources and then Maps to begin





# Dover / Kent County - Metropolitan Planning Organization Rail / Freight Zoning Study:

An assessment of municipal comprehensive plans & future land uses for rail freight related manufacturing/employment centers in Kent County, Delaware. Continue to tutorial.

TRANSPORTATION PLANNING FOR TOMORROW

Dover Kent County MPO Interactive Rail Freight Zoning Map.



https://www.arcgis.com/apps/Cascade/index.html?appid=09d58f... Dover / Kent County - Metr...

Dover / Kent County - Metropolitan Planning Organization Rail / Freight Zoning Stud...

TITLE PAGE A Story Map

# STORY MAP TUTORIAL

STORY MAP TUTORIAL VIDEO

## Kent County Metropolitan Planning Organization Rail Zoning Study:

An assessment of municipal comprehensive plans & future land uses for rail freight related manufacturing/employment centers in Kent County, Delaware.



11:14 AM 12/3/2018

Video tutorial

Scroll or down arrow

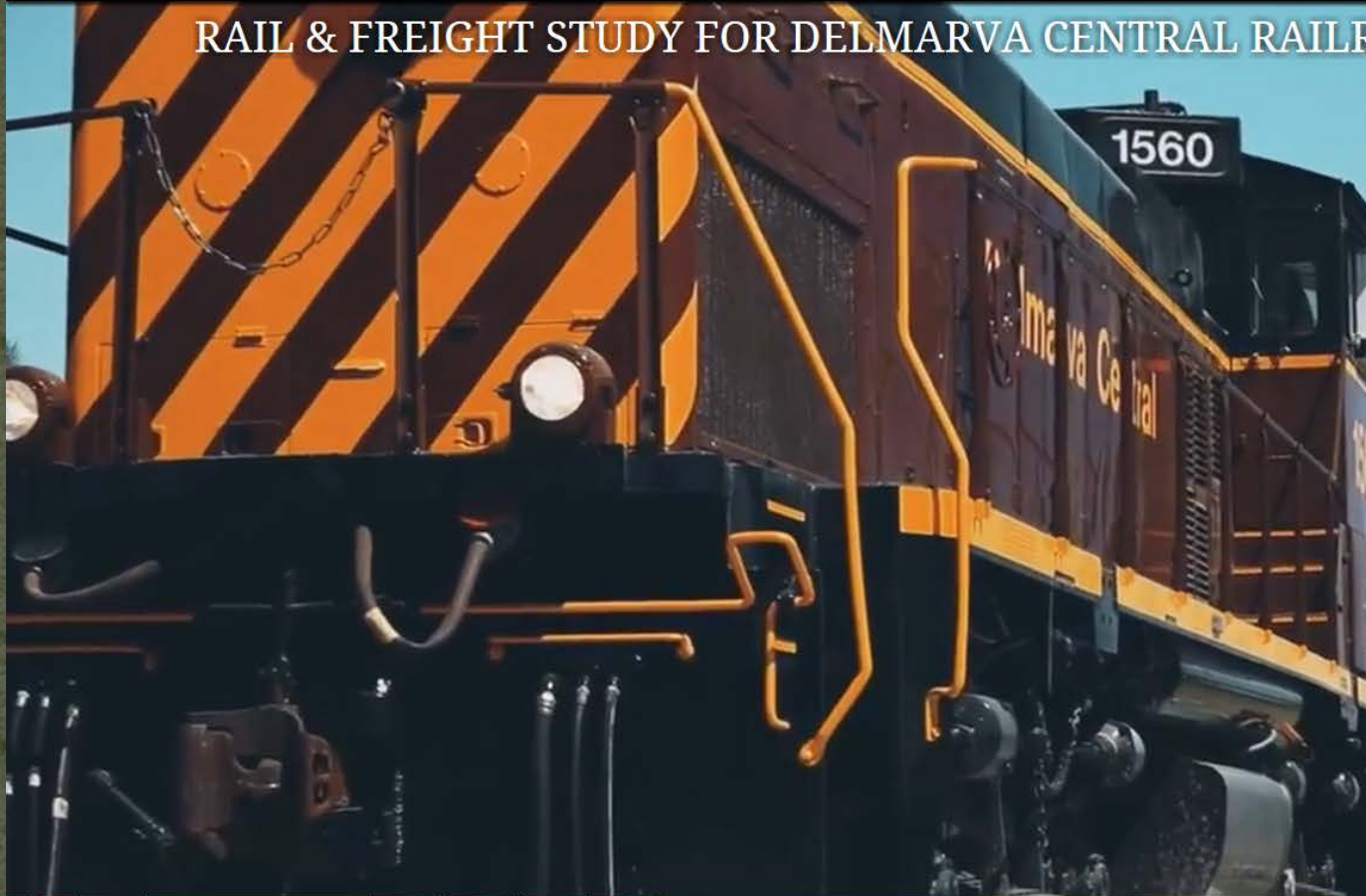


https://www.arcgis.com/apps/Cascade/index.html?appid=09d58... Dover / Kent County - Metr...

Dover / Kent County - Metropolitan Planning Organization Rail / Freight Zoning Stud...

TITLE PAGE A Story Map

## RAIL & FREIGHT STUDY FOR DELMARVA CENTRAL RAILROAD COMPANY



### SCOPE OF STUDY

**DOVER / KENT COUNTY - MPO IS A NON - REGULATORY AGENCY**

**IT IS ESSENTIAL THAT REGULATORY AGENCIES BE CONTACTED RELATIVE TO LANDUSE, ENVIRONMENTAL CONCERNS, ETC.**

Welcome to the Dover/ Kent County Metropolitan Planning Organizations (D/KC MPO) Rail Zoning Study. The Dover/Kent County Metropolitan Planning Organization (D/KC MPO) conducted a Zoning Map study regarding all parcels of land adjacent to the railroad lines in Kent County, Delaware. The purpose of the study is to create an inventory of properties with appropriate zoning suitable as future commercial, manufacturing, or industrial sites where Cargo Oriented Development (COD) could occur and which would promote and support economic growth that relies on freight rail transportation.

11:09 AM 12/3/2018

Continue to scroll down (or down arrow) for the scope of study. Continue to scroll down for interactive maps.



## GENERAL VICINITY MAP

### DOVER / KENT COUNTY METROPOLITAN PLANNING ORGANIZATION BOUNDARY

This map is stagnant to reflect the rail corridor through Kent County & the overall relationship to it's location to New Castle and Sussex Counties; along with the States of Maryland & New Jersey.

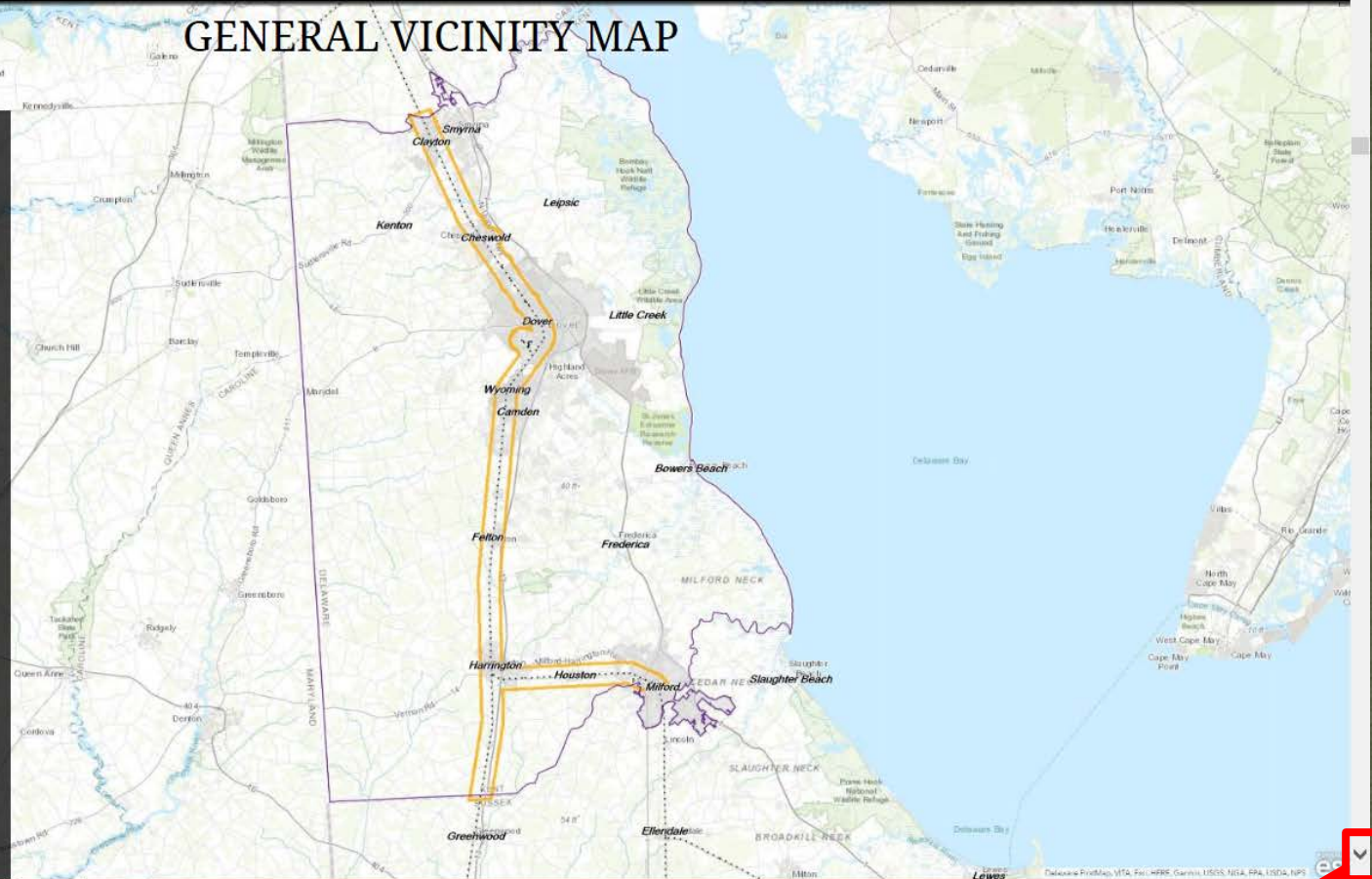
#### DOVER / KENT COUNTY MPO BOUNDARY



MPO BOUNDARIES

#### DISCLAIMER

The information provided on this site is for convenience and reference only. In the preparation of this site, extensive efforts have



Typical disclaimer message and then Comp Plan summary review regarding rail freight and adjacent parcels larger than 6 acres with appropriate zoning and future land use classifications.

Continue to scroll down



Select to see actual comp plan.

https://www.arcgis.com/apps/Cascade/index.html?appid=09d58f... Dover / Kent County - Metr...

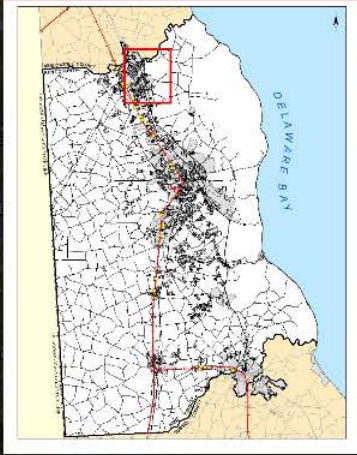
# Dover / Kent County Metropolitan Planning Organization Rail / Freight Zoning Stud...

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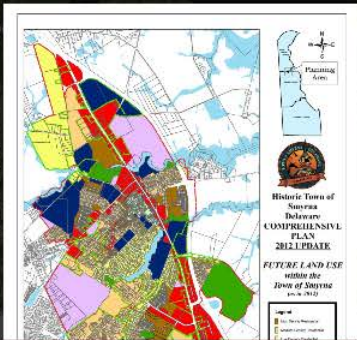
Basemaps Measure Print

## SMYRNA COMPREHENSIVE PLAN

Cochesville

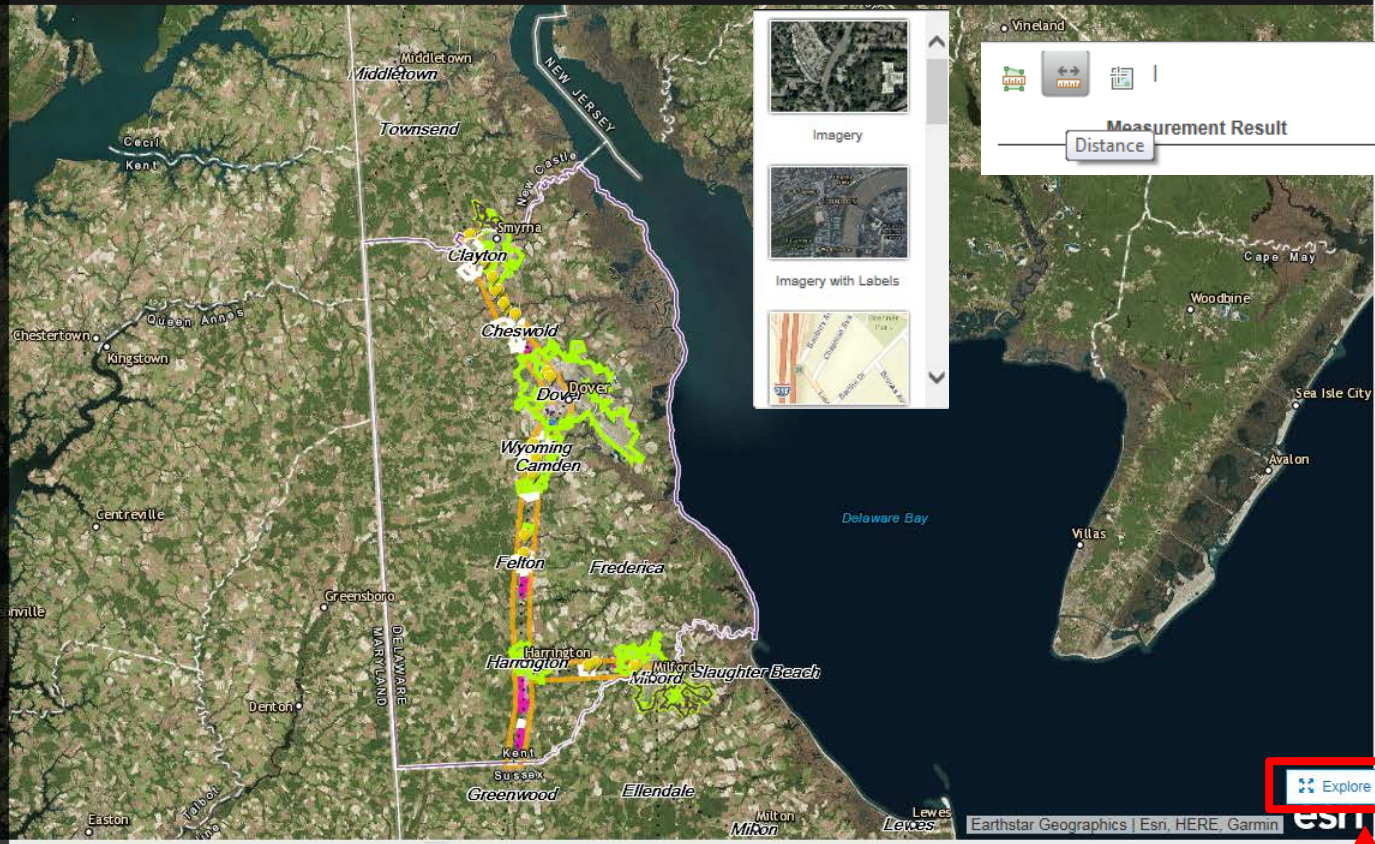


SMYRNA GENERAL VICINITY MAP



Historic Town of Smyrna Delaware Comprehensive Plan 2012 Update

Future Land Use within the Town of Smyrna



Map showing rail line and surrounding areas, including locations like Middletown, Townsend, Smyrna, Clayton, Cheswold, Dover, Wyoming, Camden, Felton, Frederica, Harrington, Kent, Sussex, Greenwood, Ellendale, Milton, Milford, Slaughter Beach, Delaware Bay, and Cape May.

Imagery Imagery with Labels

Measurement Result Distance

Explore

Earthstar Geographics | Esri, HERE, Garmin

Municipal Comp Plan maps and summaries in sequential order starting at northern most municipality and moving south within a 1 mile buffer around the rail line. Site provides several different base maps and measurement tools. Must select the "explore" button to zoom in and out of main map area.



## Comprehensive Plan Information

**22 Delaware Code §702** requires Delaware municipal governments to develop and regularly update land use plans. Smaller cities and towns (those with a population under 2,000) are required to develop a municipal development strategy. Larger cities and towns are required to develop more detailed Comprehensive Land Use Plans.

OSPC's circuit-rider planners are available to help municipal governments through the planning process as is the University of Delaware's Institute for Public Administration. There are also private-sector planning and consulting firms available to help develop Comprehensive Plans.

The Office has prepared the Comprehensive Plan Checklist and Municipal Comprehensive Plan Guide to help municipal governments meet the requirements of state laws regarding planning. These documents have recently been revised. The checklist is now a single page and focusses on code requirements. The guide has been expanded to include even more guidance about planning strategies as well as information about other state programs and resources that can assist local governments as they craft plans that address the needs of their communities.

- [State of Delaware Comprehensive Plan Checklist and Municipal Comprehensive Plan Guide](#)

### Delaware Comprehensive Plans

All local governments in Delaware (both county and municipal) are required to prepare and adopt comprehensive plans. These plans are reviewed by State Agencies through the [Preliminary Land Use Service \(PLUS\)](#) and certified by the Governor.

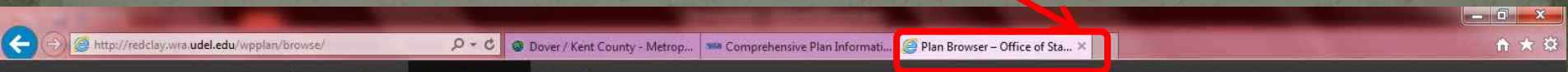
This database contains links to the final certified comprehensive plans from Delaware's 57 municipalities and three counties. Also included are links to plan amendments and supporting documents related to each plan.

***While these documents are final versions, on file with the Office of State Planning Coordination, it is always advisable to contact each municipality directly to obtain the official version of the local government's comprehensive plan.***

Comprehensive Plan Database



Close page to return to map



Comprehensive Plans Plan Browser Plan Mapper

[Office of State Planning Coordination](#)



[log in](#)

## Plan Browser

[Plan Mapper](#)

Choose a jurisdiction for info on comprehensive plans

Henlopen Acres  
Houston  
Kent County  
Kenton  
Laurel  
Leipsic  
Lewes  
Little Creek  
Magnolia  
Middletown  
Milford  
Millsboro  
Millville  
Milton  
Newark  
New Castle  
Newport  
Ocean View  
Odessa  
Rehoboth Beach  
Seaford  
Selbyville  
Slaughter Beach  
**Smyrna**  
South Bethany  
Sussex County  
Townsend  
Viola  
Wilmington  
Wyoming

### Jurisdiction: Smyrna

#### 2013 Certified Plan Documents

##### Plan

[Smyrna - 2012](#)

[Certification Letter Document](#)

##### Amendments & supporting documents

[Amendment approved on 2018-07-16](#)

[Resolution adopting the 2018 comp plan amendment for Smyrna](#)

[Amendment approved on 2016-12-19](#)

[Memo: PLUS review of 2016 amendment](#)

[Ordinance to adopt amendment](#)

[Amendment approved on 2014-11-03](#)

[Memo: PLUS review of 2014 amendment](#)

[Ordinance to adopt amendment](#)

[Amendment approved on 2013-06-17](#)

[Finalized Amendment \(Master Plan\)](#)

[Memo: PLUS review of 2013 amendment](#)

[Ordinance to adopt amendment](#)

#### 2006 Certified Plan Documents

##### Plan

[Town of Smyrna 2002 Comprehensive Plan](#)

[Certification Letter Document](#)



https://www.arcgis.com/apps/Cascade/index.html?appid=09d58f... Dover / Kent County - Metr...

## Dover / Kent County - Metropolitan Planning Organization Rail / Freight Zoning Stud...

larger than 6 acres adjacent to the rail line with current zoning which might support a spur line. The 2012 Update does not appear to depict future land use changes which could leverage rail freight centric manufacturing/employment centers.

Mussey

Milington Wildlife Management Area

DELAWARE

DELAWARE

Hardy

New Castle Kent

Smyrna

Clayton

Cheswold

Leipsic

Dover

Bombay Hook Natl Wildlife Refuge

Little Creek Wildlife Area

Stop Exploring

Earthstar Geographics | VITA, Esri, HERE, Garmin

esri

Once you selected the “explore” button, you place the cursor in the map area to zoom in and out as well as moving the map image.



## Dover / Kent County - Metropolitan Planning Organization Rail / Freight Zoning Stud...

TITLE PAGE A Story Map

Basemaps Measure Print

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Stop Exploring

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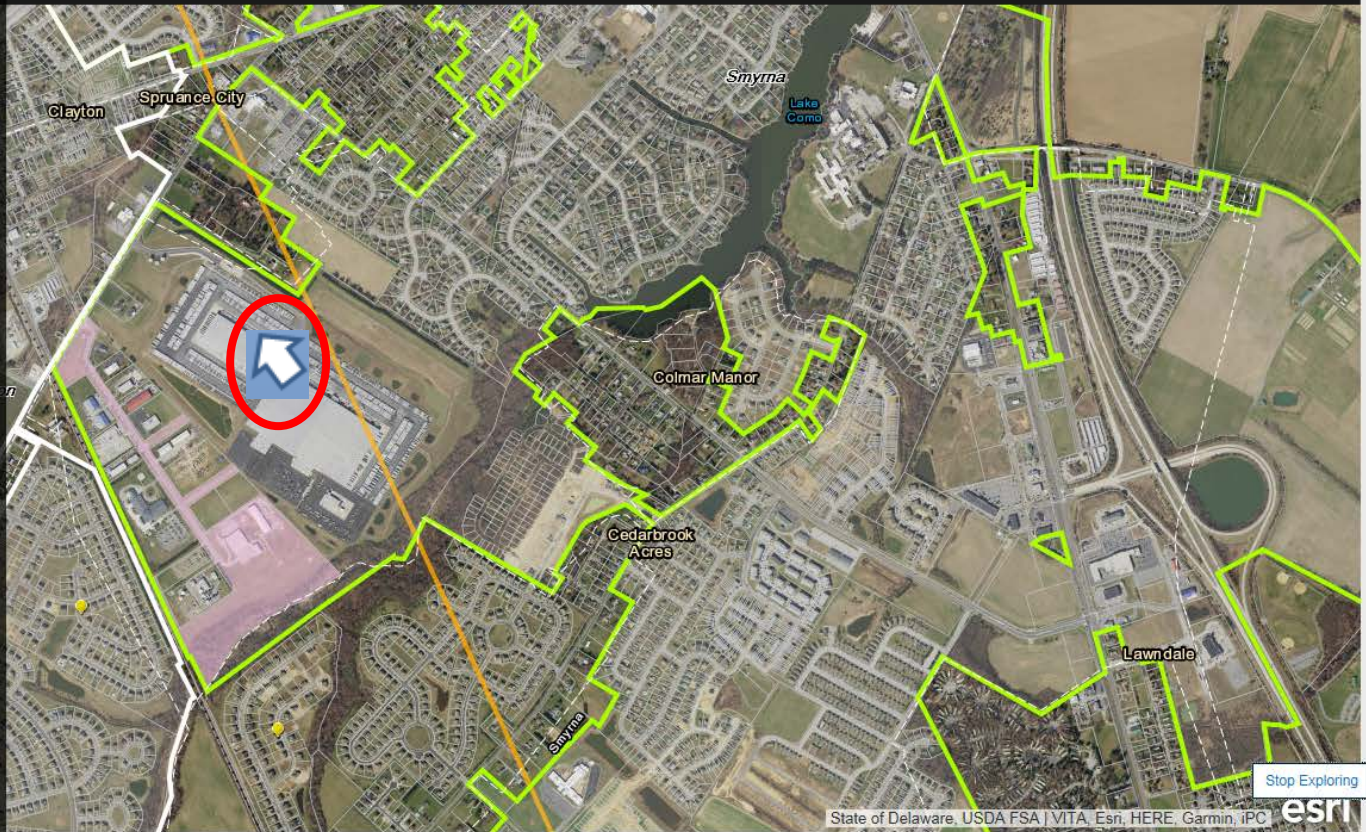


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TITLE PAGE A Story Map

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State of Delaware, USDA FSA | VITA, Esri, HERE, Garmin, iPC

esri



https://www.arcgis.com/apps/Cascade/index.html?appid=09d58... Dover / Kent County - Metr...

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State of Delaware, USDA FSA | VITA, Esri, HERE, Garmin, IPC

esri

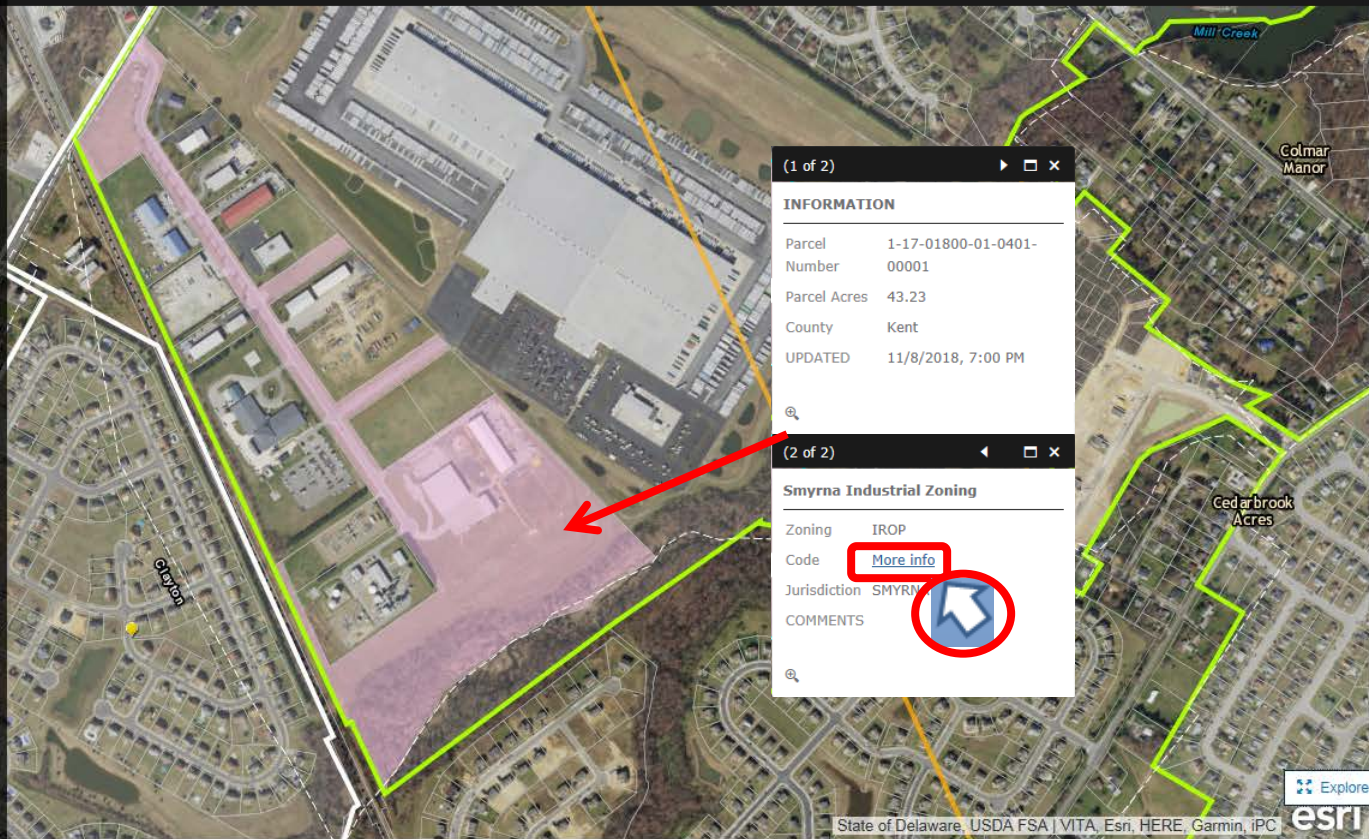
11:23 AM 12/3/2018

Click any parcel to zoning information.



# Dover / Kent County - Metropolitan Planning Organization Rail / Freight Zoning Stud...

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(1 of 2)

INFORMATION

Parcel Number	1-17-01800-01-0401-00001
Parcel Acres	43.23
County	Kent
UPDATED	11/8/2018, 7:00 PM

Q

(2 of 2)

Smyrna Industrial Zoning

Zoning	IROP
Code	<a href="#">More info</a>
Jurisdiction	SMYRNA
COMMENTS	

Q



Close out of web site to continue exploring the map.

The screenshot shows a web browser window with the URL [https://library.municode.com/de/smyrna/codes/code\\_of\\_ordinances](https://library.municode.com/de/smyrna/codes/code_of_ordinances). The browser tab is titled "APPENDIX A - ZONING | Co.". A red arrow points to the "X" icon in the tab bar, indicating how to close the tab.

The website header includes the "mc" logo, "Smyrna, DE", a search bar, and links for "NOTIFICATIONS", "SIGN IN", "HELP", and "Select Language".

The main content area is titled "Section 2. - Rules for interpretation of district boundaries." and includes the following text:

Where uncertainty exists as to the boundaries of districts as shown on the official zoning map, the following rules shall apply:

1. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines.
2. Boundaries indicated as approximately following town or county limits shall be construed as following town or county limits.
3. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
4. Boundaries indicated as following shorelines shall be construed to follow such shorelines, and in the event of change in the shoreline shall be construed as moving with the actual shoreline; boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such centerlines.
5. Boundaries indicated as parallel to or extensions of features indicated in subsections 1 through 5 above shall be so construed.
6. Where physical or cultural features existing on the ground are at variance with those shown on the official zoning map, or in other circumstances not covered by subsections 1 through 6 above, the board of adjustment shall interpret the district boundaries.
7. In all cases where a district boundary divides a lot in one ownership and more than 50% of the area of such lot lies in the less restricted district, the regulations prescribed by this ordinance for the less restricted district shall apply to such portion of the more restricted portion of said lot which lies within 30 feet of such district boundary. For purposes of this section, the more restricted district shall be deemed that district which is subject to regulations which prohibit the particular use intended to be made of said lot or which regulations require higher standards with respect to setback, coverage, yards, screening, landscaping and similar requirements.
8. In all cases where a district boundary is located not farther than 15 feet away from a lot line of record, such boundary line shall be construed to coincide with such lot line.
9. In all other cases where dimensions are not shown on the map, the location of boundaries shown on the map shall be determined by the use of the scale appearing thereon.

Below this section is "Section 3. - Application of district regulations." which begins with the text: "The regulations set by this ordinance within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, and particularly, except as hereinafter provided:"

The left sidebar contains a "Navigation Menu" with the following items:

- Chapter 49 - BUSINESS LICENSES
- Chapter 50 - PEDDLERS AND SOLICITORS
- Chapters 51 - MOBILE FOOD VENDORS
- Chapter 54 - SOLID WASTE
- Chapter 58 - STREETS, SIDEWALKS AND OTHER PUBLIC PLACES
- Chapter 62 - TAXATION
- Chapter 66 - TRAFFIC AND VEHICLES
- Chapter 70 - UTILITIES
- Chapter 74 - VEGETATION
- APPENDIX A - ZONING
  - Section 1. - Establishment of districts; provision for official zoning map.
  - Section 2. - Rules for interpretation of district boundaries.



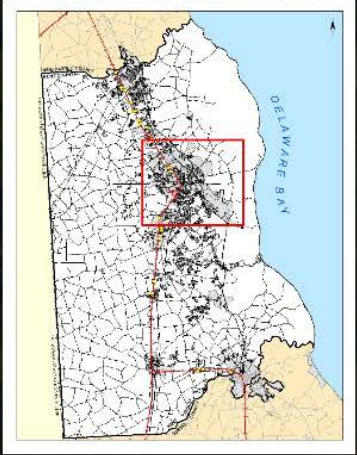
https://www.arcgis.com/apps/Cascade/index.html?appid=09d58f... Dover / Kent County - Metr...

# Dover / Kent County - Metropolitan Planning Organization Rail / Freight Zoning Stud...

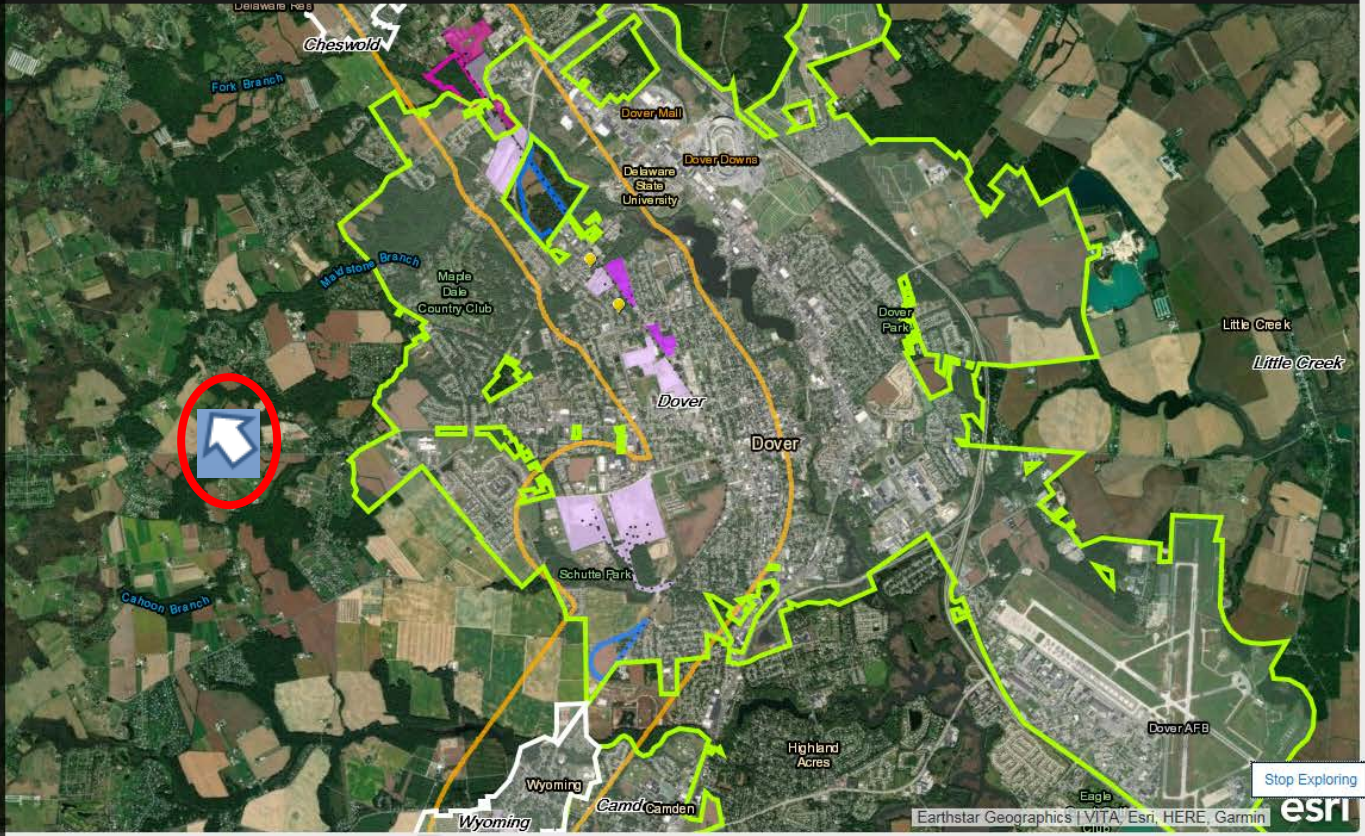
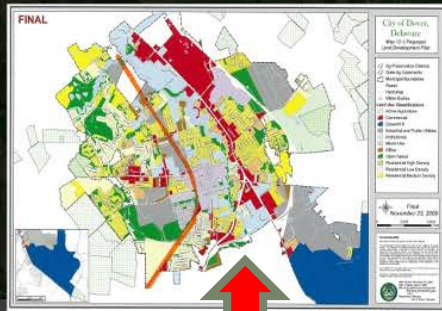
TITLE PAGE A Story Map

Basemaps Measure Print

## DOVER COMPREHENSIVE PLAN



DOVER GENERAL VICINITY MAP



Cheswold  
Fork Branch  
Madstone Branch  
Dover Mall  
Dover Downs  
Delaware State University  
Dover Park  
Little Creek  
Little Creek  
Dover  
Schutte Park  
Highland Acres  
Dover AFB  
Eagle  
Camd Camden  
Wyoming

Stop Exploring

Earthstar Geographics | VITA | Esri, HERE, Garmin

11:33 AM  
12/3/2018

Move your cursor over to the left side and scroll down to see City of Dover areas identified as potential future rail freight areas.

Move your cursor over to the right side and zoom in to see City of Dover areas identified as potential future rail freight areas.



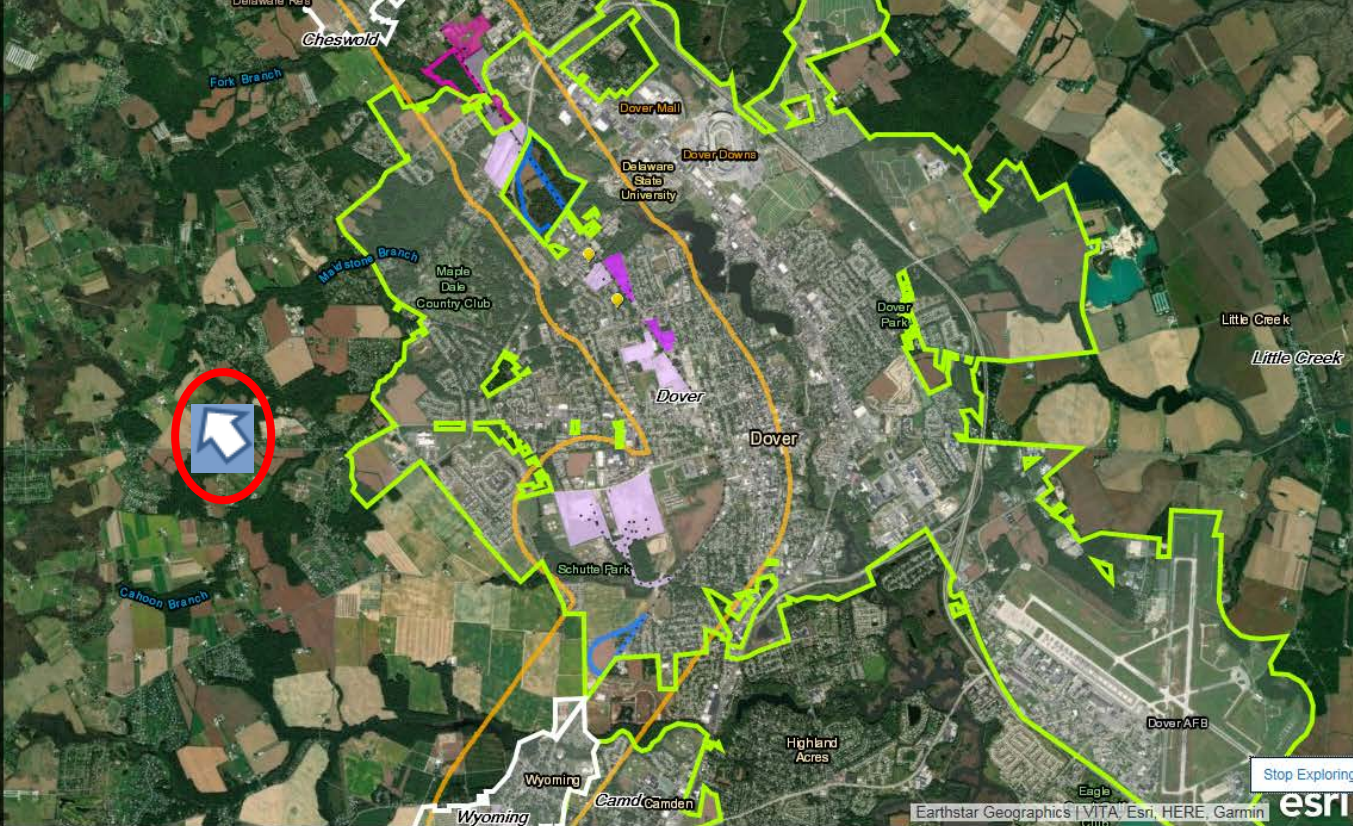

https://www.arcgis.com/apps/Cascade/index.html?appid=09d58f... Dover / Kent County - Metr...

## Dover / Kent County - Metropolitan Planning Organization Rail / Freight Zoning Stud...

TITLE PAGE A Story Map

Basemaps Measure Print

Therefore, the current 2018 "draft" Update Plan does appear to depict future land use changes which could leverage rail freight centric manufacturing/employment centers.



Stop Exploring

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esri

11:34 AM 12/3/2018

Continue to zoom in.





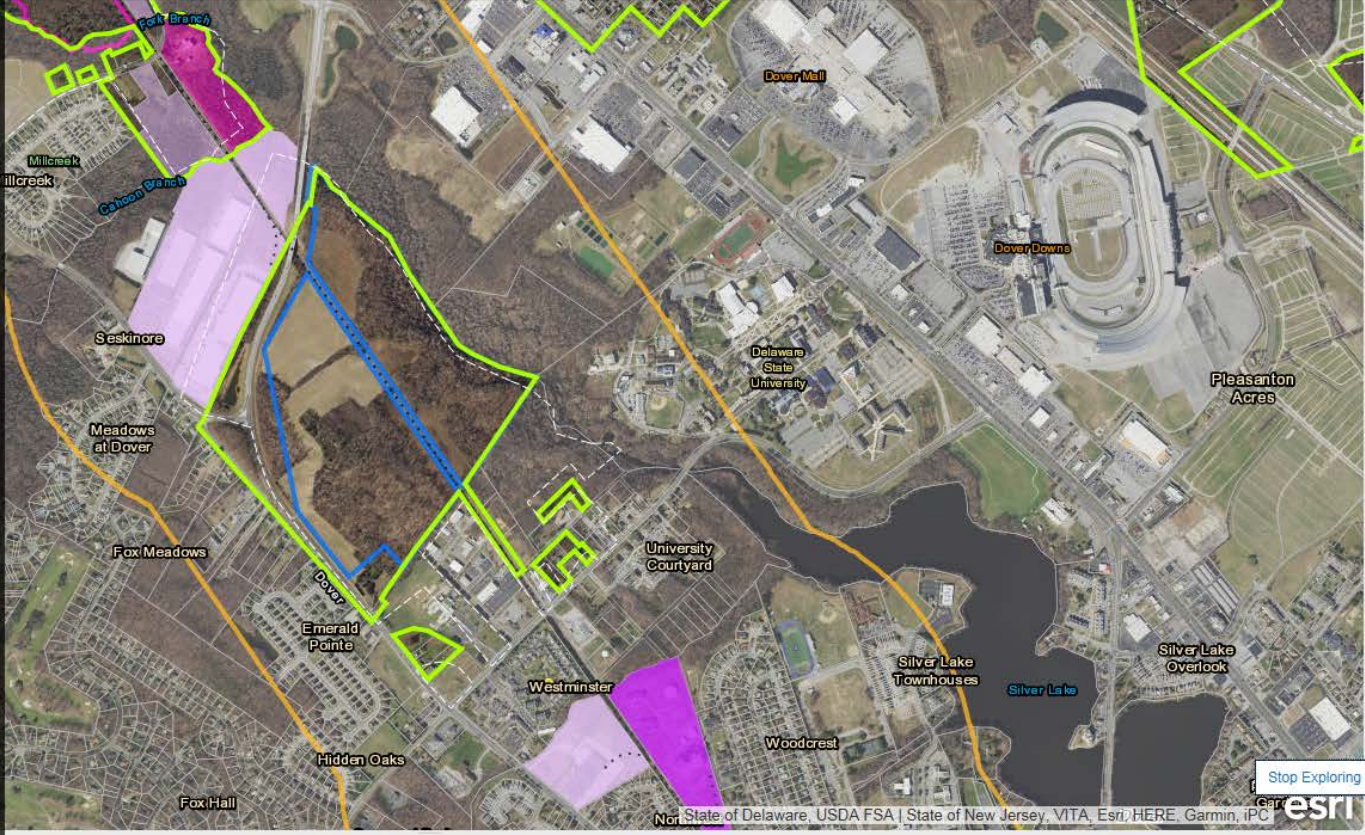
https://www.arcgis.com/apps/Cascade/index.html?appid=09d581... Dover / Kent County - Metr...

## Dover / Kent County - Metropolitan Planning Organization Rail / Freight Zoning Stud...

TITLE PAGE A Story Map

Basemaps Measure Print

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Stop Exploring

esri

State of Delaware, USDA FSA | State of New Jersey, VITA, Esri, HERE, Garmin, iPC

11:36 AM 12/3/2018

Now you can compare the comp plan future map (on left) to actual aerial and parcel information.





**Dover Kent County MPO thanks our partners for all their assistance is making this site and information used in the study.**





The screenshot shows a web browser window with the address bar displaying <https://www.arcgis.com/apps/Cascade/index.html?appid=09d58f...>. The browser tabs include "Dover / Kent County - Metr...", "Comprehensive Plan Informati...", "Plan Browser - Office of State ...", and another "Comprehensive Plan Informati...". The page title is "Dover / Kent County - Metropolitan Planning Organization Rail / Freight Zoning Stud...". The main content area shows a map of Kent County, Delaware, with a green text overlay. The text overlay contains the following text:

Comprehensive Plans can help initiate the required proactive planning efforts required to identify appropriate future land use areas necessary for potential rail freight-related manufacturing/employment centers. These future centers can leverage multi-modal systems (highway and rail), provide another economic development attribute for potential manufacturing and distribution employers, and create additional employment opportunities for the future of Kent County, Delaware.

The background image of the map shows a yellow and black train engine on tracks, with a bridge in the background. The Windows taskbar at the bottom shows the time as 1:54 PM on 12/3/2018.

Questions?