

Town of Fenwick Island
Ad-hoc Committee Commercial Distric Planning Committee
Possible Changes for Consideration

Issue	Address Y/N	Possible Design Guideline	Possible Ordinance Change
Mechanical units:			
1. Maintain existing code for ground level units in side and rear with screening.			
2. Require roof top units (rtu)to be 25' plus/minus from rear property line.			
3. Require screening for these rtu.			
4. Allow rtu to exceed above the height limit by 3', 4', etc.			
5. Consider requiring all units to be of low sone level.			
6. Require screening of units to be acoustic panels. Research shows these to be tall and ugly.			
7. Require rtu to be centered on the roof.			
8. Improve specs for type of plantings in the rear buffer zones.			
Parking:			
1. Reduce size of spaces to 9'x18'.			
2. Allow for some compact spaces 8'x16'.			
3. Reduce aisle width.			
4. Allow compact spaces in the side setback. This would also allow backing out into the side streets.			
5. If DelDot allows new sidewalks to be at curb line and not 2' in, require a 2' plant buffer on the business side of the walk to allow for bumper overhang.			
6. Require charging stations. If so, how many?			
7. Look closely at allowing parking spaces located right at corners of intersections.			
Setback changes for building aesthetics :			
1. Allow dormers to protrude in front and side setbacks at 10', 12', etc. above ground level.			
2. In long continuous buildings such as a strip type mall, require building 'bump-outs/ins' to break up the sight line. Allowing dormers could also break up the sight line.			
3. Improve signage on storefronts to eliminate some sign clutter placed in windows.			
4. In an entire block of construction, encourage making 2 separate buildings with a courtyard between the two. Similar to the Village of Fenwick.			
5. Encourage new construction on a similar theme as the Village.			
6. Porches for shared entries or glass enclosed commercial space.			
7. Allow 3', 4', extension above the height limit for visual sloping parapets only,			
8. Should these sloping parapets be required on all 4 sides.			
9. Require these parapets also on 1 story buildings. All sides?			
Uses:			
1. Encourage mixed use.			
2. Consider condos.			
3. Consider condos above retail.			
4. Do not allow residential houses in the commercial zone.			
Permit Process Improvements			
1. Improve the Commercial building permit process			