September 2022
Final

RAIL CORRIDOR LAND USE STUDY

KENT COUNTY DE
KEP
KENT ECONOMIC PARTNERSHIP

DOVER/KENT COUNTY MPO
METROPOLITAN PLANNING ORGANIZATION

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Dover / Kent County Metropolitan Planning Organization
Rail Corridor Industrial Land Use Study

A technical identification of appropriate available land adjacent to rail corridors which could be designated and preserved for industrial use in Kent County, Delaware

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The report reflects the views of the authors, who are responsible for the facts and accuracy of the research. The contents do not necessarily reflect the official view of FHWA, FTA, or DelDOT.

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Preface

Dover Kent MPO is pleased to provide this publication, *DOVER / KENT COUNTY METROPOLITAN PLANNING ORGANIZATION RAIL CORRIDOR LAND USE STUDY: A technical identification of available land adjacent to rail corridors which could be designated and preserved for industrial use in Kent County, Delaware.* Funded by FHWA, FTA, DelDOT and KEP, this resource is intended to show the importance between local government comprehensive plans and how these documents can support state and regional rail freight plan goals and objectives, better coordination between local and state government, and rail operators land use decisions, and attract rail freight related manufacturing/employment centers to Kent County, Delaware.

This document is an expansion and enhancement of a study prepared by Dover Kent MPO in 2018 by Mike Ward and Reed Macmillan. In several instances, this study is an update to that earlier study and uses some of the same text that was written by Mr. Macmillan. The current staff of the MPO acknowledges and appreciates the contributions of Mr. Macmillan to this more comprehensive catalogue of rail-related opportunities in Kent County.

Land use decisions are made at the local government level while a majority of existing rail freight plans are made at the state level. Dover Kent MPO is responsible to ensure existing and future transportation projects are continuing, cooperative, and comprehensive and as such, appreciates continued support from FHWA, FTA, DelDOT, and our local MPO partners in order to ensure transportation policy information is shared. We are pleased to acknowledge the following collaborators on this project:

Delaware Office of State Planning Coordination

- David L. Edgell, AICP, State Planning Director
- Joshua Thomas, AICP, Circuit-Rider Planner for Kent County and Dover Kent MPO TAC member

Delmarva Central Railroad, Carload Express

- Cliff Grunstra, Chief Marketing Officer and Dover Kent MPO TAC member

KEP (Choose Central Delaware)

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Data Sources

- Chesapeake Utilities
- Delaware First Map, Office of State Planning Coordination
- Kent County Department of Public Works

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Dover / Kent County MPO
Rail Corridor Industrial Land Use Study

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Introduction

The Kent Economic Partnership (KEP) in Kent County, DE commissioned an Economic Analysis which was completed in September 2018. The Rockport analysis recommended warehousing, distribution and logistics as a key sector to target in the future regarding Kent County's economic development initiatives. As such, the Kent Economic Partnership, through Kent County Levy Court, requested a study to identify appropriate available land adjacent to rail corridors which could be designated and preserved for industrial use.

The purpose of the Kent Economic Partnership Rail Corridor Industrial Use Study is to identify appropriate available land adjacent to rail corridors which could be designated and preserved for industrial use. The focus is an inventory and analysis of available parcels that have rail access that could attract small- to medium-sized manufacturing businesses, and an assessment of current zoning, municipal and county comprehensive plan projected land use, and highway access. This study will update and build on the November 2018 *Rail/Freight Zoning Study* prepared by the MPO.

With the challenges and cost of trucking, rail is seen as a viable option for moving product in a cost-effective manner. Kent Economic Partnership views rail as a tool for economic growth and desires to encourage and actively promote economic development opportunities along the rail corridor in Kent County. KEP also recognizes the importance of maintaining undeveloped land along the rail corridor for industrial use and seeks to preserve these land parcels for commercial and industrial use.

Study Area / Study Location

The "Norfolk Southern (NS) Railway Company…operates approximately 19,300 route miles in 22 states and the District of Columbia." Delmarva Central Railroad is one of 261 Short Line Railroads operating on NS tracks.

The Delmarva Central Railroad operates on the Norfolk Southern tracks that serve the Delmarva Peninsula, "…from near Porter, Delaware, (south of Wilmington) south to Hallwood, Virginia; and from Harrington, Delaware, to Frankford, Delaware, with branches to Milton and Gravel Hill." The focus of this study is the portion of the DCR operating area, from Clayton at the New Castle border to the Sussex County border south of Farmington, as well as the line that diverges in Harrington and traverses the southern portion of the County to Milford.

The study sponsor, the Kent Economic Partnership, is interested in having a catalogue of potential sites that could serve industrial or heavy commercial businesses that would benefit from rail access.

Existing Conditions

The Delmarva Central Railroad, a division of Carload Express, operates on Norfolk Southern's Delmarva secondary on the peninsula. DCR has served the businesses along the ROW by bringing in raw materials and taking out their finished products or just delivering goods for sale. There are established businesses and manufacturers along the railway that have installed sidings to best utilize the rail service. Some businesses can use someone else's siding as a transload facility and rely on trucks to cover the "final mile" to their facility.

Review of November 2018 *Rail/Freight Zoning Study*

The November 2018 Rail/Freight Zoning Study identified five recommendations that, at the time, may have helped support existing Federal, State and Regional plan goals and objectives; linked local transportation initiatives articulated in comprehensive plans with available Federal and State transportation funding; and identified future economic initiatives requiring additional study. A review and status update of those recommendations indicates the following:

> *1. State and Dover/Kent County MPO provide funding for University of Delaware (UD) Institute for Public Administration (IPA) to write a rail freight specific sub-chapter within each Transportation Chapter applicable to each of the 13 municipalities and Kent County comprehensive plans. Many of these applicable municipalities already use the IPA for various comprehensive plan chapters. This proposed project would contract the IPA to analyze the current and proposed future land uses within those municipalities and Kent County specific to rail systems regarding zoning and land use compatibilities adjacent to the existing or proposed rail lines; rail related economic development potential; and identification of potential policies that annotate a local jurisdiction's rail systems priority. The main goal would be to link some of the local rail goals with those listed in State and Regional rail freight plans.*
>
> Nothing has been done with this recommendation.
>
> *2. Railroad outreach to the 13 municipalities and Kent County. The Kent County railroad operator should meet with the 13 municipal bodies and provide a short presentation regarding the continued importance of rail freight operations throughout Kent County, Delaware. The purpose of these engagement activities would be to also hear from the municipalities their thoughts, concerns, and ideas regarding the railroad operations within their municipal boundaries. This recommendation could be separate or in conjunction with Recommendations #3, and #4.*
>
> Delmarva Central Railroad and KEP met with most of the municipal city managers, but not with the mayors, Town Councils, and Planning Commissions.

3. Standard zoning setback minimum from railroad. A recommended residential use or building setback standard for Secondary lines should be considered. This would need to be determined and established by the local jurisdiction and the set-back distance might be further discussed in Comprehensive Plans. For example, some studies recommend setback distances from Secondary Lines of 150 feet (Envision, 2016, pp. 1). Kent County for example, has a 50-foot setback requirement in their zoning code (https://ecode360.com/7601166?highlight=railroad,setback#7601166). Regardless, the local jurisdiction has the first-hand knowledge and authority to determine setback requirements for their zoning. There are two primary reasons for an increased standard setback requirement: Safety and Nuisance concerns. As Kent County's population increases and new residential subdivisions are built adjacent to the railroad, there are safety concerns with children playing too close to the rail line and also, homes built too close to the railroad and then having those homeowners becoming angry with train noise. This recommendation can also be separate or in conjunction with Recommendation #2.

Nothing has been done with this recommendation.

4. The Kent County railroad operator (i.e. Delmarva Central Railroad) should submit a request to the Office of State Planning Coordination (OSPC) to be added to the Preliminary Land Use Service (PLUS) distribution list. This service will provide the railroad operator an opportunity to review all Kent County agenda items being discussed during the monthly PLUS meetings and the railroad users would have to ascertain the land use actions (i.e. rezonings and subdivision plans, etc...) of interest to them. All PLUS applications are already posted at https://stateplanning.delaware.gov/plus/ Once a railroad operator identifies a specific land use application of interest with a potential impact to rail freight systems, they can submit comments regarding that plan to the applicable local land use authority who has jurisdiction over that particular land use action. Comments could also be submitted to DelDOT who is responsible to ensure the Delaware State Rail Plan is implemented and submitted comments may result in the applicant addressing mitigation efforts to lessen the impact.

Representatives from Delmarva Central Railroad are on the PLUS distribution list. OSPC has made a commitment to contact these representatives when PLUS applications are adjacent to the rail line.

5. Coordinate with the Delaware Department of Transportation (DelDOT) and the Kent County Economic Partnership for a Freight Rail Economic Development Plan. The State of Minnesota and the Central Massachusetts Regional Planning Commission (both listed

in the reference section) have examples of rail freight economic plans. The purpose of this recommended plan would be to identify ways to increase rail-related business development within Kent County, Delaware. Should a County-wide study be too costly, perhaps focus on the Dover, Harrington, and Milford sites where those comprehensive plans identify future land use changes that could leverage rail freight related manufacturing/employment centers (as described in Appendix 1 and shown on the interactive map).

This study essentially will become the plan for Kent County. KEP anticipates using this study in part to accomplish this recommendation.

Harrington Multimodal Freight Terminal Feasibility Study, completed by the MPO in August 2021, found that the proposed site offers the opportunity for development of a new multimodal freight terminal, as well as for an industrial park with large industrial parcels that are directly served by rail. The study outlines an implementation plan and next steps.

Other Relevant Studies

Delaware Freight Plan update (in progress)

Delaware Statewide Truck Parking Study (2021)

First/Final Mile Freight Network Development (2021)

Kent County East-West Truck Freight Routes Study (anticipated completion September 2022)

Rockport Analytics, Kent County (DE) Economic Analysis, 2018

2020 Delaware Strategies for State Policies and Spending

Additional freight-related resources are available on the DelDOT Freight website https://deldot.gov/Business/freight/index.shtml

Relevant Comprehensive Plans

The Comprehensive Land Use Plan is a document designed to guide the future action of a community; provides a vision for the future, with long-range goals and objectives for all activities that affect the local government. The Plan includes guidance on how to make decisions on public and private land development proposals, the expenditure of public funds, availability of tax policy (tax incentives), cooperative efforts and issues of pressing concerns, such as farmland preservation or the rehabilitation of older neighborhoods.

In Delaware, comprehensive plan requirements are codified in Titles 22 and 9 in the Delaware State Code. Title 22 requires, "at least every five years a municipality shall review its adopted comprehensive plan to determine if its provisions are still relevant given changing conditions in the municipality or in the surrounding areas. The adopted comprehensive plan shall be revised, updated and amended as necessary, and readopted at least every ten years." Title 9 requires similar review requirements for Kent County. Delaware requires a municipality has a Certified Comprehensive Plan to be allowed to annex properties into the municipality and apply the local subdivision, building, and zoning codes.

Although many Kent County municipalities attempt to follow these time criteria regarding their comprehensive plans, limited full-time staff and financial resources usually impact when municipalities can update their comprehensive plans. Nonetheless, the Delaware Office of State Planning Coordination (OSPC) does a remarkable job in providing outreach to these municipalities to assist in updating their plans. The OSPC maintains the most current certified comprehensive plans on its website (https://stateplanning.delaware.gov/lup/comprehensive-plan.shtml). This is where the 13 municipal and Kent County Comprehensive Plans were found for this study.

NOTE: During the time this study was being conducted (July 2021 through May 2022), some of the jurisdictions were updating their comprehensive plans and when possible, updated information was incorporated.

The main purpose of reviewing these 14 Comprehensive Plans was to ascertain if rail freight-related uses or proposed future uses were being considered by the municipalities and Kent County; identify future land use zoning map changes regarding industrial zoning; and identify potential areas where rail freight-related manufacturing / employment centers might be supported by rail spur lines.

In Kent County, 14 Comprehensive Plans have been completed by the County and the included municipalities. As noted in the MPO's 2018 report, "Rail freight current and future uses could be included in applicable municipal comprehensive plans in the Land Use, Economic Development, and Transportation Chapters. Although this Study concentrated on municipal and Kent County comprehensive plans where an active rail line is located, it appeared that rail freight was only mentioned in a cursory manner in those plans."

Appendix C provides a summary of each of the 14 reviewed comprehensive plans. Upon review, the following observations apply:

- The majority of comprehensive plans do not specifically highlight rail uses;
- Clayton, Felton and Harrington highlight rail uses;
- Kent County, Clayton, Dover and Harrington provided information regarding future investments for freight and passenger rail;
- None of the 14 comprehensive plans contained rail freight data and use in the Economic Development chapters.

Industrial Zoned Parcel Rezoning Activity Previously Identified

Concern has been expressed regarding industrial zoned parcels adjacent to the railroad being down-zoned into some other zoning classification that would preclude potential rail freight-related manufacturing or employment center development. Rezoning history from the 13 municipalities in this study were not readily available and therefore not included in this study. However, Kent County industrial rezoning activity for parcels adjacent to the railroad was acquired. Summary points regarding Kent County industrial rezoning activity:

- From 1972 to 2018 there were **31** total Kent County re-zoning applications **adjacent to the railroad** of which **24** were **approved**; **4** were **denied**; and **3** were **withdrawn;**
- **7** of these rezonings were approved for the parcels to be rezoned to an **Industrial** zoning from a **Residential and/or Commercial** zoning (**gain** of Industrial zoned parcels);
- **10** of these rezonings were approved for the parcels to be rezoned to **Residential and/or Commercial** zoning from **Industrial** zoning (**loss** of Industrial zoned parcels);
- From 1972 through 2018 there was a net loss of **3 Industrial zoned parcels** or **18%** (3 more of the "loss" Industrial parcels divided by 17 total (gains plus loss) rezonings) adjacent to the railroad.

Recent Subdivision Development and Site Plan Activity

Most of Kent County's municipalities have evolved over time from an industrial and agricultural past to bedroom communities. Like the industrial rezoning activity, concern has been expressed regarding residential subdivision plan activity on properties adjacent to the railroad. This was primarily a safety concern as setback requirements vary between Kent County (unincorporated areas) and municipalities (incorporated areas). Residential areas adjacent to the railroad lead to significant safety concerns regarding children playing too close to the rail line. Additional concerns include noise issues residential homeowners might experience if homes were built in close proximity to the railroad, and potentially hazardous materials being transported via rail.

Office of State Planning provided a project file of recent applications that have occurred on properties adjacent to the rail system throughout Kent County. The findings indicate a small number of development plans, five (5) in total. Additional information relating to these projects can be obtained from the respective municipalities.

- Two (2) of the applications filed in 2021 were from the City of Milford. The first of these proposes mini storage on approximately 9 acres +/-; the second application contains 130.5 acres +/- and proposes 340 residential units.

- Also in 2021, one application was filed for an apartment project proposing 384 units in North Dover. In 2022, one application was submitted to the City for access to the area north of College Road adjacent to the railway for apartments as well.
- In 2019 the Town of Wyoming filed a Development Plan for two parcels totaling 42 acres zoned I1 (Light Industrial) for a proposed industrial park; within this Development Plan, several of the proposed twenty-three (23) one (1.0) acre plus parcels are adjacent to the rail right of way.

Explanation of the process used to screen parcels for inclusion/exclusion from the study

Dover Kent MPO first chose properties that were adjacent to the rail corridor in Kent County; specific criteria were utilized to either omit parcels or retain those that could be potentially developed for rail freight uses.

Dover Kent MPO applied the following principles to exclude certain parcels from the list:

- Highly impacted with wetlands or other environmental concerns
- Parcels that are in the Agricultural Land Preservation program
- Parcel configuration and lack of frontage along the rail
- Residential "Open Space" and various stand-alone residential properties.

Parcels contained within the list are parcels of large acreage with applicable frontage. Other parcels were selected for inclusion as they had the potential of being grouped into one larger parcel.

All parcels contained within this study may or may not require zoning changes. Should such changes be required, it would then be necessary to hold public hearings of the applicable jurisdiction, where applications could be approved or denied. Site plans may be required for certain uses and additional public hearings may be required depending on the permitted use within the zoning classification. Dover Kent MPO has made an attempt in all good faith to reflect those parcels with a possible rail/freight use.

List of parcels included in the study, including zoning and land use

Appendix A includes an alphabetical list by jurisdiction of the parcels that were considered for this study. This list is divided into two parts: Part 1 is an alphabetical listing of all parcels along the rail by jurisdiction prior to inclusion or exclusion based on the criteria outlined above; Part 2 is an alphabetical listing by jurisdiction of parcels excluded from the study based on the criteria outlined above.

Detailed Examination by Municipality – Maps of Parcel Groupings

Once parcels were identified for inclusion in this study, an effort was made to group parcels in such a way as to identify possible configurations that could attract small- to medium-sized manufacturing businesses that specifically require rail access. By grouping multiple smaller acreage parcels, larger sites could possibly be considered. There was no predetermined or prescribed method for the grouping process. MPO staff took a logical view of the identified parcels and made assumptions regarding adjacent or contiguous parcels with no natural barriers or existing development to separate said parcels. Groupings are represented in the Map Series Tiles found in Appendix B.

The tile series runs along the rail corridor from the northern to the southern border of Kent County, and west to east along the rail corridor from Harrington to Milford. Individual tiles are lettered A through V running from north to south, and numbered west to east. Names for each parcel grouping were assigned based on proximity to a municipality.

Each tile is dynamic, meaning the information available on each tile differs depending on the specific characteristics of the location depicted on each individual tile. Some tiles do not have any parcel groupings based on the parcel identification criteria. The majority of groupings can be found on tiles 1, 5, 6, 7, 8, 9, 10, 17, 19, 20, 22, 24, 25, 28, 29, 31, 32, 33, 34, 36, 37, 38, 40, 41, 42, 43, and 44.

As indicated in the legend, each tile contains the following information, depending on its presence in the tile area:

- Rail corridor
- Utility coverage (Chesapeake Natural Gas Service, natural gas lines, power stations/substations, sewer districts, water service areas)
- Kent County Growth Zone (The Growth Zone Overlay District is an area where Kent County has determined new development should be directed. The goal is to direct future development to more desirable areas, as well as to ensure that there is an adequate infrastructure where future growth is planned.)
- PLUS Project Process (The Preliminary Land Use System process, administered by the Office of State Planning, involves reviews by all applicable state agencies at the start of the land development process, adding value and knowledge to the process without taking over the authority of local governments to make land use decisions.)
- Parcel grouping(s)
- Total acreage of parcel grouping(s)
- Individuals parcels within grouping(s), including the current land use, acreage, zoning and parcel ID for each parcel

A dynamic web-based map can be found at:
https://dkcmpo.maps.arcgis.com/apps/webappviewer/index.html?id=62152bdabad24416aaa3d19819abf4fe

Public Involvement

The primary purpose of this study, as indicated by the sponsor, was to develop a catalogue of potential sites that could be preserved to serve industrial or heavy commercial businesses that would benefit from rail access. The product is more of a technical document than a traditional feasibility study with recommendations. In addition, the product does not lend itself to the traditional Planning and Environmental Linkages Questionnaire.

If future development were to take place on any of the parcels listed in this study, the public engagement process would be followed in accordance with the specific project requirements and the municipality code in which it was undertaken.

Stakeholder meeting was held on April 6, 2022.

Attendees: Kris Connelly, Kent County
David Edgell, Office of State Planning Coordination
James Galvin, Dover Kent MPO
Cliff Gunstra, Carload Express
Malcolm Jacob, Dover Kent MPO
Dawn Melson-Williams, City of Dover
Troy Mix, University of Delaware, Institute for Public Administration
Humaira Nabeela, DelDOT
Linda Parkowski, KEP
Rob Pierce, City of Milford
Zachary Prebula, KEP
Jeremy Rothwell, Town of Smyrna
Sam Sherman, DelDOT
Marilyn J. Smith, Dover Kent MPO
Tim Snow, WRA
Josh Thomas, Office of State Planning Coordination
Mike Ward, Dover Kent MPO

The following relevant information was shared:

- Harrington is the heart of rail in Delmarva
- Parcels with curves in the track are more difficult to develop, siding is easier on straight track
- Need to engage and educate municipal leaders, provide imagination as to what industrial/manufacturing along the rail could look like
- Next step with municipalities might be to conduct an exercise, outline pros and cons, highlight potential sites
- Is it possible to provide some sample site plans for sites that have the most potential?

- DNREC may have restrictions regarding development that need to be considered
- This study could become a template or best practice for other counties on Delmarva, not just counties in Delaware
- Brownfield sites may be located on parcels adjacent to the rail, remediation and redevelopment requirements or exclusions may exist
- Property owners would need to be involved in any rezoning, combining of parcels, etc., municipalities don't usually initiate these actions

Summary and Recommendations

Dover Kent MPO was asked by the Kent Economic Partnership to complete a more comprehensive catalogue of parcels adjacent to the Delmarva Central Railroad tracks in Kent County. This study considers all parcels with rail access, even if a user would be required to take intermediate steps before the parcel is ready for development.

The purpose of the rail is to move freight. Residential uses along the rail can cause interruptions. Adjacent properties should accommodate rail and at best provide a place for those enterprises that need rail access. This approach contributes to compatible long-term land uses as well as secures opportunities for economic growth. This study cites all opportunities for development of adjacent lands for freight related uses and does not take into consideration other opportunities a jurisdiction may consider.

Recommendations from the 2018 study, found on pages 5-7, remain valid and should be pursued, with minor modification. For example, regarding #2, presentations should be made to the municipalities where concentrations of parcels are located (see tile listing on page 11).

Set-back requirements from the rail ROW should be standardized across all municipalities and in the unincorporated areas of Kent County to limit conflicting land uses.

Based on the Comprehensive Plan review, the following recommendations should be considered:

Each of the cities and towns with rail-adjacent properties available for development should consider creating a zoning district to guide rail-dependent uses as they develop.

> Clayton is the only municipality to recognize the railroad in their zoning classifications. Even with a specific railroad zoning, Clayton prefers to propose annexations of rail-adjacent parcels for residential development. The four major parcels adjacent to or within a few hundred yards of the railroad are destined to be brought into the Town as residential properties rather than offered in full or in part as locations for rail-dependent industrial or heavy commercial uses.

To maintain opportunities for significant industrial users, annexed properties should be destined for rail-related industrial or heavy commercial uses and the Comprehensive Plan amended to reflect the preference.

The Comprehensive Plans for the Towns of Camden, Cheswold, Milford, Woodside, and Wyoming, and the City of Harrington, reflect similar incongruities in their Annexation Maps. Each should consider the rail access in their preference for zoning designations of future properties with such access.

There are several groups of smaller parcels that, when combined, would create a parcel of sufficient size to entertain a rail siding and related industrial use. Of the 44 tiles in Appendix B, 29 include groups of parcels that could be developed for rail-dependent uses. Each town or city has its own requirements for combining previously divided parcels.

To encourage development of industrial uses that require rail, each town and city should create a simplified process of site plan review combined with site combination in one approval like the process instituted by the City of Dover.

Jurisdictions can and do influence the ultimate uses of properties adjacent to the railroad. Preserving the parcels adjacent to the railroad for appropriate, non-conflicting uses in the Zoning Ordinance is a first step. Requiring lot sizes sufficient for the types of uses in the Subdivision Ordinance that supports the Zoning Ordinance is required to serve the preferred uses.

To support the uses that can't be located anywhere, create employment, and add to the property tax base without increasing demand for services, jurisdictions should institute land use controls that support a preference for industrial or manufacturing uses adjacent to rail.

In 2019, for example, the owner of 2 parcels in the Town of Wyoming, totaling over 42 acres, presented an application to the Preliminary Land Use Service committee requesting comments on a proposed subdivision to create 20 lots of an average 1.2 acres. The lots retained their light industrial zoning. 5 of the lots are adjacent to the Railroad ROW. The subdivision has not been approved by the Town to date. The owner had made the determination that the market for land in the area was for small parcels and not with retaining the original parcels for rail-dependent manufacturing or industrial use.

In 2022, there have been 2 rail-adjacent parcels in the City of Dover and one parcel in the City of Milford lost to residential development because it was designated in their Comprehensive Plan and allowed by right. Again, the owners (and developers) were interested in getting the land sold and approved for a conflicting use rather than waiting for a rail-related project.

If a municipality wants to encourage and affirmatively further preserve accessible parcels along the rail for future commercial and industrial use, a process can be implemented to achieve that goal. Appendix D includes resources and guidance that may be helpful and provides background information. Appendix E includes Sample Rail Overlay Districts.

Appendices

Appendix A

Part 1 – Alphabetical listing of all parcels along the rail by jurisdiction prior to inclusion/exclusion based on the defined criteria

Part 2 – Alphabetical listing by jurisdiction of parcels excluded from the study based on defined criteria

Appendix B – Rail Corridor Land Use Parcel Groupings Map Series tiles

Appendix C – Updated Comprehensive Plan Summaries

Appendix D – Concepts to consider for rail-positive zoning, sample process to facilitate a zoning change

Appendix E – Sample Rail Overlay Districts

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Appendices

Appendix A

Alphabetical listing of all parcels by municipality prior to inclusion/exclusion

Part 1 (yellow) – Alphabetical listing of all parcels along the rail by jurisdiction prior to inclusion/exclusion based on the defined criteria

All Parcels Adjacent to Rail Prior To Study Review

Appendix "A"
Part 1 of 2

OBJECTID	Jurisdiction	Parcel_ID	Land Use	ACREAGE	Notes	Zoning	Groupings
32743	City of Dover	7-02-09400-01-2000-00001	Commercial	5.47	Mini Storage	Highway Commercial	None
57780	City of Dover	2-05-05700-02-0101-00001	Vacant Land	8.32	Wetlands	Industrial Park Manufacturing	None
57243	City of Dover	2-05-05700-02-0102-00001	Commercial	20.08	None	Industrial Park Manufacturing	None
80104	City of Dover	2-05-05700-02-0104-00001	Commercial	31.96	None	Industrial Park Manufacturing	None
58260	City of Dover	2-05-05703-01-9200-00001	Vacant Land	19.72	Open Space	Medium Density Residential	None
55744	City of Dover	2-05-06700-02-1200-00001	Commercial	4.66	None	Commercial Professional Office	None
81738	City of Dover	2-05-06700-02-1202-00001	Commercial	1.54	None	Manufacturing	None
55825	City of Dover	2-05-06700-02-1206-00001	Vacant Land	0.99	None	Manufacturing	None
55542	City of Dover	2-05-06700-02-1207-00001	Commercial	2.87	None	Commercial Professional Office	None
55336	City of Dover	2-05-06700-02-1500-00001	Exempt	16.37	None	Mid Rise Apartments	None
54558	City of Dover	2-05-06700-02-1600-00001	Commercial	11.71	None	Industrial Park Manufacturing	None
54658	City of Dover	2-05-06700-02-1601-00001	Commercial Vacant Land	6.24	None	Industrial Park Manufacturing	None
55193	City of Dover	2-05-06700-02-1700-00001	Vacant Land	2.87	Adjacent to industrial use	One Family Residential	Dover
55623	City of Dover	2-05-06700-02-4700-00001	Exempt	1.39	None	Institutional / Office	None
56859	City of Dover	2-05-06700-02-5700-00001	Single-Fam Residential	72.38	WETLANDS are very much of a concern	General Residence	Dover North
55039	City of Dover	2-05-06711-01-0100-00001	Exempt	23.52	Existing Spur	Manufacturing	Dover
54093	City of Dover	2-05-06715-02-2800-00001	Single-Fam Residential	0.27	None	One Family Residential	None
53972	City of Dover	2-05-06715-02-5600-00001	Single-Fam Residential	0.28	None	One Family Residential	None
53869	City of Dover	2-05-06715-02-5700-00001	Single-Fam Residential	0.17	None	One Family Residential	None
53836	City of Dover	2-05-06715-02-5800-00001	Single-Fam Residential	0.18	None	One Family Residential	None
53797	City of Dover	2-05-06715-02-5900-00001	Single-Fam Residential	0.18	None	One Family Residential	None
53748	City of Dover	2-05-06715-02-6000-00001	Single-Fam Residential	0.19	None	One Family Residential	None
53709	City of Dover	2-05-06715-02-6100-00001	Vacant Land	0.19	None	One Family Residential	None
53669	City of Dover	2-05-06715-02-6200-00001	Vacant Land	0.19	None	One Family Residential	None
53629	City of Dover	2-05-06715-02-6300-00001	Vacant Land	0.21	None	One Family Residential	None
53585	City of Dover	2-05-06715-02-6400-00001	Vacant Land	0.21	None	One Family Residential	None
53542	City of Dover	2-05-06715-02-6500-00001	Vacant Land	0.24	None	One Family Residential	None
53472	City of Dover	2-05-06715-02-6600-00001	Vacant Land	0.26	None	One Family Residential	None
53409	City of Dover	2-05-06715-02-6700-00001	Vacant Land	0.34	None	One Family Residential	None
53352	City of Dover	2-05-06715-03-5700-00001	Vacant Land	3.84	None	Commercial Professional Office	None
53037	City of Dover	2-05-06715-04-0100-00001	Commercial	1.17	None	Limited Central Commercial	None
53373	City of Dover	2-05-06715-04-0200-00001	Exempt	1.52	None	Manufacturing	None
52547	City of Dover	2-05-06719-02-0400-00001	Vacant Land	2.33	None	Industrial Park Manufacturing	None
51772	City of Dover	2-05-06719-02-1101-00001	Commercial	4.92	None	Industrial Park Manufacturing	None
51936	City of Dover	2-05-06719-02-1101-00001	Commercial	26.24	None	Industrial Park Manufacturing	None
52584	City of Dover	2-05-06720-01-0100-00001	Commercial	16.05	None	Manufacturing	None
50827	City of Dover	2-05-06720-01-1300-00001	Exempt	1.51	None	Manufacturing	None
50617	City of Dover	2-05-06720-01-1400-00001	Exempt	0.57	None	Manufacturing	None
50546	City of Dover	2-05-06720-01-1500-00001	Exempt	0.53	None	Manufacturing	None
50462	City of Dover	2-05-06720-01-1600-00001	Exempt	1.10	None	Manufacturing	None
50344	City of Dover	2-05-06720-01-1700-00001	Exempt	2.53	None	Institional / Office	None
44726	City of Dover	2-05-07600-01-0600-00001	Open Space	104.49	None	Recreation & Open Space	None
44786	City of Dover	2-05-07600-01-0700-00001	Industrial	83.47	None	Industrial Park Manufacturing	None
44835	City of Dover	2-05-07600-01-1001-00001	Industrial	13.34	None	Industrial Park Manufacturing	None

OBJECTID	Jurisdiction	Parcel_ID	Land Use	ACREAGE	Notes	Zoning	Groupings
43516	City of Dover	2-05-07600-01-1200-00001	Vacant Land	4.54	None	Industrial Park Manufacturing	None
45326	City of Dover	2-05-07600-01-1200-00001	Industrial	101.67	None	Industrial Park Manufacturing	None
45965	City of Dover	2-05-07600-01-1301-00001	Exempt	2.06	None	Traditional Neighborhood Design	None
45772	City of Dover	2-05-07600-01-1303-00001	Exempt	91.23	Configuration & crossed by POW / MIA Bypass	Traditional Neighborhood Design	None
78562	City of Dover	2-05-07600-01-1303-00001	Exempt	10.76	Operating Spur	Industrial Park Manufacturing	None
44211	City of Dover	2-05-07600-01-2300-00001	Commercial	1.67	None	Limited Commercial	None
44404	City of Dover	2-05-07600-01-2301-00001	Commercial	1.91	None	Limited Commercial	None
43985	City of Dover	2-05-07600-01-2400-00001	Commercial	1.08	None	Limited Commercial	None
50728	City of Dover	2-05-07608-01-0100-00001	Commercial	28.50	None	Industrial Park Manufacturing	None
48958	City of Dover	2-05-07608-01-0102-00001	Vacant Land	7.18	Acreage and Configuration	Industrial Park Manufacturing	None
49931	City of Dover	2-05-07608-01-0200-00001	Exempt	1.46	None	Institutional / Office	None
49536	City of Dover	2-05-07608-01-0400-00001	Commercial	3.51	None	Manufacturing	None
48905	City of Dover	2-05-07608-01-0500-00001	Vacant Land	0.07	Acreage	Manufacturing	None
48497	City of Dover	2-05-07608-01-1400-00001	Commercial	0.44	None	Service Commercial	None
48372	City of Dover	2-05-07608-01-1700-00001	Commercial	0.11	None	Manufacturing	None
48318	City of Dover	2-05-07608-01-1800-00001	Commercial	0.37	None	Manufacturing	None
47992	City of Dover	2-05-07608-01-1901-00001	Vacant Land	0.32	Acreage and Configuration	Service Commercial	None
48331	City of Dover	2-05-07608-01-1902-00001	Vacant Land	0.30	Acreage and Configuration	Manufacturing	None
47719	City of Dover	2-05-07608-01-4300-00001	Exempt	1.84	Acreage and Configuration	Service Commercial	None
48842	City of Dover	2-05-07608-01-4400-00001	Vacant Land	0.46	None	Limited Central Commercial	None
46813	City of Dover	2-05-07612-02-4300-00001	Exempt	0.90	None	Institutional / Office	None
46534	City of Dover	2-05-07612-04-1100-00001	Commercial	2.18	None	Institutional / Office	None
44481	City of Dover	2-05-07713-01-3001-00001	Commercial	1.10	None	Service Commercial	None
44569	City of Dover	2-05-07713-01-3002-00001	Commercial Vacant Land	0.54	Acreage and Configuration	Service Commercial	None
44812	City of Dover	2-05-07713-01-3003-00001	Commercial	2.29	None	Service Commercial	None
44954	City of Dover	2-05-07713-01-3101-00001	Commercial	0.81	None	Service Commercial	None
45058	City of Dover	2-05-07713-01-3102-00001	Vacant Land	0.52	Acreage and Configuration	Service Commercial	None
45286	City of Dover	2-05-07713-01-3103-00001	Exempt	0.43	Acreage and Configuration	Service Commercial	None
41230	City of Dover	2-05-08500-01-0700-00001	Miscellaneous Imps.	38.79	Developed w/ spur added	Industrial Park Manufacturing	None
4516	City of Milford	5-16-18200-01-0100-00001	Industrial	18.28	Existing Industrial Business	Limited Industrial	None
3965	City of Milford	5-16-18200-01-0200-00001	Industrial	15.10	Existing Industrial Business	Limited Industrial	None
3674	City of Milford	5-16-18200-01-0200-00001	Commercial	7.68	None	Limited Industrial	Milford West
3328	City of Milford	5-16-18200-01-0400-00001	Commercial	2.27	None	Highway Commercial	None
3526	City of Milford	5-16-18200-01-0900-00001	Industrial	5.31	None	Limited Industrial	None
3468	City of Milford	5-16-18200-01-1000-00001	Industrial	2.35	None	Limited Industrial	None
3770	City of Milford	5-16-18200-01-2000-00001	Miscellaneous Imps.	86.95	Vacant	Residential	Milford West
3737	City of Milford	5-16-18200-01-2100-00001	Vacant Land	34.74	Vacant	Residential	Milford West
81446	City of Milford	5-16-18200-01-2200-00001	Industrial	33.71	Existing Industrial Use	General Industrial	None
4961	City of Milford	5-16-18200-01-2300-00001	Industrial	48.85	Existing Industrial Use	General Industrial	None
2581	City of Milford	5-16-18309-01-1600-00001	Exempt	0.32	Developed - Multi-Family	Garden Apartment & Town House	None
38862	City of Milford	5-16-18309-01-1800-00001	Commercial	1.50	Developed - Multi-Family	Garden Apartment & Town House	None
38861	City of Milford	5-16-18309-01-2100-00001	Vacant Land	0.64	Acreage & Topography	Residential	None
38865	City of Milford	5-16-18309-01-2200-00001	Single-Fam Residential	2.60	Lot size, location & irregular shape & Developed	Residential	None
38864	City of Milford	5-16-18309-01-2400-00001	Vacant Land	0.21	Lot size, location & irregular shape & Developed	Residential	None
38866	City of Milford	5-16-18309-01-2500-00001	Single-Fam Residential	0.12	Lot size, location & irregular shape & Developed	Residential	None
38867	City of Milford	5-16-18309-01-2600-00001	Vacant Land	0.08	Lot size, location & irregular shape & Developed	Residential	None
38870	City of Milford	5-16-18309-01-2700-00001	Single-Fam Residential	0.10	Lot size, location & irregular shape & Developed	Residential	None

OBJECTID	Jurisdiction	Parcel_ID	Land Use	ACREAGE	Notes	Zoning	Groupings
38871	City of Milford	5-16-18309-01-2800-00001	Single-Fam Residential	0.09	Lot size, location & irregular shape & Developed	Residential	None
38873	City of Milford	5-16-18309-01-3000-00001	Single-Fam Residential	0.11	Lot size, location & irregular shape & Developed	Residential	None
38876	City of Milford	5-16-18309-01-3100-00001	Commercial	0.37	Lot size, location & irregular shape & Developed	Institutional / Office	None
38877	City of Milford	5-16-18309-01-3200-00001	Single-Fam Residential	0.14	Parcel size & Location, & develeloped	Highway Commercial	None
38879	City of Milford	5-16-18309-01-3300-00001	Single-Fam Residential	0.15	Parcel size & Location, & develeloped	Highway Commercial	None
38880	City of Milford	5-16-18309-01-3400-00001	Single-Fam Residential	0.16	Parcel size & Location, & develeloped	Highway Commercial	None
38882	City of Milford	5-16-18309-01-3500-00001	Single-Fam Residential	0.17	Parcel size & Location, & develeloped	Highway Commercial	None
38883	City of Milford	5-16-18309-01-3600-00001	Single-Fam Residential	0.18	Parcel size & Location, & develeloped	Highway Commercial	None
38884	City of Milford	5-16-18309-01-3700-00001	Single-Fam Residential	0.19	Parcel size & Location, & develeloped	Highway Commercial	None
38886	City of Milford	5-16-18309-01-3800-00001	Single-Fam Residential	0.20	Parcel size & Location, & develeloped	Highway Commercial	None
38890	City of Milford	5-16-18309-01-3900-00001	Commercial	0.65	Parcel size & Location, & develeloped	Highway Commercial	None
38892	City of Milford	5-16-18309-01-4300-00001	Vacant Land	0.29	Parcel size & Location, & develeloped	Highway Commercial	None
38894	City of Milford	5-16-18309-01-4300-00001	Vacant Land	0.72	Parcel size & Location, & develeloped	Highway Commercial	None
38895	City of Milford	5-16-18309-01-4300-00001	Vacant Land	0.46	Parcel size & Location, & develeloped	Highway Commercial	None
3138	City of Milford	5-16-18309-01-4600-00001	Commercial	1.30	None	Highway Commercial	None
3188	City of Milford	5-16-18309-01-4800-00001	Commercial	1.16	None	Highway Commercial	None
3252	City of Milford	5-16-18309-01-4900-00001	Commercial	1.08	None	Highway Commercial	None
3065	City of Milford	5-16-18309-01-5000-00001	Single-Fam Residential	0.56	None	Residential	None
3038	City of Milford	5-16-18309-01-5100-00001	Single-Fam Residential	0.60	None	Residential	None
3003	City of Milford	5-16-18309-01-5200-00001	Commercial	0.42	Developed and parcel size	Office Building	None
38887	City of Milford	5-16-18309-01-5800-00001	Vacant Land	8.82	Vacant	Highway Commercial	None
38903	City of Milford	5-16-18309-01-5900-00001	Single-Fam Residential	0.50	None	Residential	None
38863	City of Milford	5-16-18309-01-6200-00001	Commercial	0.35	Irregular shape & acreage - existing business	Community Commercial	None
2589	City of Milford	5-16-18309-01-6300-00001	Exempt	0.09	Developed - Multi-Family	Garden Apartment & Town House	None
66579	Kent County	1-00-03701-02-9900-00001	Open Space	2.93	None	Single Family Residential	None
82155	Kent County	4-00-03703-04-1000-00001	Exempt	5.85	None	Agricultural Conservation	None
72271	Kent County	1-00-01804-04-4400-00001	Open Space	13.22	None	Agricultural Conservation	None
70084	Kent County	1-00-02800-01-0100-00001	Agricultural-Land	36.96	None	Agricultural Conservation	None
68848	Kent County	1-00-02800-01-2900-00001	Agricultural-Land	58.69	None	Agricultural Conservation	None
66985	Kent County	1-00-02800-01-3601-00001	Commercial	0.77	None	Agricultural Conservation	None
67119	Kent County	1-00-02800-01-3603-00001	Commercial Vacant Land	2.81	Power Utilities & Acreage	Agricultural Conservation	None
66935	Kent County	1-00-02800-01-3700-00001	Commercial	0.86	None	General Business	None
66769	Kent County	1-00-02800-01-4001-00001	Manuf Home/Ret.Title	2.36	Parcel Configuration & Wetlands	Agricultural Conservation	None
66736	Kent County	1-00-02800-01-4002-00001	Single-Fam Residential	2.60	None	Agricultural Conservation	None
66680	Kent County	1-00-02800-01-4101-00001	Vacant Land	2.29	None	Agricultural Conservation	None
66637	Kent County	1-00-02800-01-4102-00001	Single-Fam Residential	2.57	None	Agricultural Conservation	None
66557	Kent County	1-00-02800-01-4103-00001	Vacant Land	1.87	None	Agricultural Conservation	None
65753	Kent County	1-00-03701-04-8400-00001	Open Space	8.34	None	Single Family Residential	None
58845	Kent County	2-00-05700-01-0800-00001	Utility	4.55	Wetlands & Developed	General Industrial	None
59143	Kent County	2-00-05700-01-1100-00001	Commercial	27.89	Multiple Parcels with spur	General Industrial	Dover North (2)
58837	Kent County	2-00-05700-01-1200-00001	Commercial Vacant Land	2.68	Multiple Parcels with spur	General Industrial	Dover North (2)
58779	Kent County	2-00-05700-01-1300-00001	Commercial Vacant Land	27.38	Multiple Parcels with spur	Limited Industrial & General Industrial	Dover North (2)
58617	Kent County	2-00-05700-01-1400-00001	Commercial Vacant Land	49.08	None	Agricultural Residential	None
58503	Kent County	2-00-05700-01-1500-00001	Agricultural-Land	7.72	Wetlands and acreage	Limited Industrial & Single Family Residential	None
58128	Kent County	2-00-05700-02-0300-00001	Miscellaneous Imps.	0.93	None	Single Family Residential	None
58121	Kent County	2-00-05700-02-0400-00001	Industrial	12.61	None	Limited Industrial & Single Family Residential	None
58232	Kent County	2-00-05700-02-0500-00001	Industrial	14.70	None	General Industrial	None

OBJECTID	Jurisdiction	Parcel_ID	Land Use	ACREAGE	Notes	Zoning	Groupings
58792	Kent County	2-00-05701-01-1500-00001	Commercial	7.05	Multiple Parcels with spur	Limited Industrial & General Industrial	Dover North (2)
57487	Kent County	2-00-06700-01-0101-00001	Exempt	58.32	WETLANDS are VERY much of a concern	Single Family Residential	Dover North
82951	Kent County	2-00-08500-01-2200-00001	Agricultural-Land	76.02	Lack of Rail frontage; AG-LAND Preservation	Agricultural Conservation	None
73751	Kent County	3-00-01800-01-1300-00001	Commercial	5.66	None	Limited Industrial	None
69336	Kent County	3-00-02700-01-1300-00001	Agricultural-Land	28.40	None	Agricultural Conservation	None
71670	Kent County	3-00-02700-01-1300-00001	Agricultural-Land	108.67	None	Agricultural Conservation	None
68413	Kent County	3-00-02700-01-1400-00001	Single-Fam Residential	33.82	None	Agricultural Conservation	None
67451	Kent County	3-00-02700-01-3900-00001	Agricultural-Land	7.26	None	Agricultural Conservation	None
66745	Kent County	3-00-03600-02-3000-00001	Single-Fam Residential	0.54	None	Agricultural Conservation	None
66761	Kent County	3-00-03600-02-3001-00001	Single-Fam Residential	0.48	None	Agricultural Conservation	None
64846	Kent County	3-00-03700-01-0300-00001	Single-Fam Residential	93.16	Wetlands could be in play	Agricultural Conservation	Garrison's Lake
66731	Kent County	3-00-03701-01-4600-00001	Vacant Land	46.69	None	Agricultural Conservation	None
64862	Kent County	4-00-03700-01-0100-00001	Agricultural-Land	61.75	Wetlands could be in play	Agricultural Conservation	Garrison's Lake
63841	Kent County	4-00-03703-01-5500-00001	Open Space	4.50	None	Agricultural Conservation	None
62988	Kent County	4-00-04600-01-0100-00001	Commercial	51.01	None	General Industrial	None
61878	Kent County	4-00-04600-01-0300-00001	Vacant Land	1.20	Wetlands	General Industrial	None
61159	Kent County	4-00-04600-02-0400-00001	Commercial	65.00	None	Residential Manufactured Home	None
60358	Kent County	4-00-04600-02-5401-00001	Vacant Land	21.32	Wetlands are in play	RS5	Dover North (2)
60641	Kent County	4-00-04604-01-0100-00001	Single-Fam Residential	9.85	None	Limited Industrial	None
60380	Kent County	4-00-04604-01-3600-00001	Single-Fam Residential	0.46	None	Limited Industrial	None
60422	Kent County	4-00-04604-01-3700-00001	Vacant Land	4.66	Wetlands and acreage	Residential Manufactured Home	None
60404	Kent County	4-00-04604-01-3701-00001	Vacant Land	2.01	Wetlands and acreage	Residential Manufactured Home	None
82981	Kent County	5-00-17300-02-8300-00001	Agricultural-Land	132.99	None	Agricultural Residential & Single Family Residential	Milford West
3587	Kent County	5-00-18100-01-0600-00001	Manufactured Home	1.51	None	Agricultural Residential	None
3471	Kent County	5-00-18100-01-0700-00001	Single-Fam Residential	0.42	None	Agricultural Residential	None
3795	Kent County	5-00-18100-01-0800-00001	Manufactured Home	10.77	None	Agricultural Residential	Houston West
3429	Kent County	5-00-18100-01-0801-00001	Agricultural-Residential	0.15	None	Agricultural Residential	None
3435	Kent County	5-00-18100-01-0803-00001	Agricultural-Residential	0.39	None	Agricultural Residential	None
3340	Kent County	5-00-18100-01-1200-00001	Industrial	18.03	None	General Industrial	Houston West
3808	Kent County	5-00-18100-01-3300-00001	Agricultural-Residential	1.38	None	Agricultural Residential	None
3837	Kent County	5-00-18100-01-3500-00001	Miscellaneous Imps.	11.17	None	Agricultural Residential	Houston East
80141	Kent County	5-00-18100-01-3600-00001	Single-Fam Residential	8.55	None	Agricultural Residential	Houston East
80140	Kent County	5-00-18100-01-5700-00001	Agricultural-Residential	9.31	None	Agricultural Residential	Houston East
3648	Kent County	5-00-18200-01-0101-00001	Manuf Home/Ret.Title	3.22	Acreage Configuration	Agricultural Residential	None
83035	Kent County	5-00-18200-01-0900-00001	Manufactured Home	53.40	None	Agricultural Residential	None
3768	Kent County	5-00-18200-01-1000-00001	Agricultural-Residential	4.94	None	Agricultural Residential	None
81720	Kent County	5-00-18200-01-1100-00001	Single-Fam Residential	28.77	None	Agricultural Residential	None
3779	Kent County	5-00-18200-01-4700-00001	Utility	1.38	None	Agricultural Residential	None
3608	Kent County	5-00-18200-02-0100-00001	Agricultural-Residential	55.70	None	Agricultural Residential	Houston East
78570	Kent County	5-00-18200-02-0200-00001	Single-Fam Residential	223.16	None	Agricultural Residential	None
3387	Kent County	5-00-18212-01-3200-00001	Single-Fam Residential	0.90	None	Single Family Residential	None
3388	Kent County	5-00-18212-01-3300-00001	Single-Fam Residential	0.63	None	Single Family Residential	None
3314	Kent County	5-00-18212-01-3400-00001	Single-Fam Residential	0.61	None	Single Family Residential	None
3265	Kent County	5-00-18212-01-3500-00001	Single-Fam Residential	0.65	None	Single Family Residential	None
3242	Kent County	5-00-18212-01-5600-00001	Single-Fam Residential	1.08	None	Single Family Residential	None
38906	Kent County	5-00-18212-01-5700-00001	Single-Fam Residential	0.54	None	Single Family Residential	None
3119	Kent County	5-00-18212-01-5800-00001	Single-Fam Residential	0.62	None	Single Family Residential	None

OBJECTID	Jurisdiction	Parcel_ID	Land Use	ACREAGE	Notes	Zoning	Groupings
10280	Kent County	6-00-14800-01-2900-00001	Agricultural-Residential	28.20	Parcels Adjacent to one another	Agricultural Residential	None
9965	Kent County	6-00-14800-01-2905-00001	Agricultural-Residential	16.06	Parcels Adjacent to one another	Agricultural Residential	None
10170	Kent County	6-00-14800-01-3001-00001	Commercial Vacant Land	2.34	Parcels Adjacent to one another	Agricultural Residential	Harrington North (3)
82070	Kent County	6-00-14800-01-3002-00001	Manufactured Home	32.12	Parcels Adjacent to one another	Agricultural Residential	Harrington North (3)
83037	Kent County	6-00-14800-01-3500-00001	Single-Fam Residential	9.19	None	Agricultural Residential	None
10005	Kent County	6-00-14800-01-3501-00001	Agricultural-Land	78.80	Parcels Adjacent to one another	Agricultural Residential	None
9576	Kent County	6-00-14800-01-4101-00001	Agricultural-Land	18.42	Wetlands	Agricultural Residential	None
9749	Kent County	6-00-14800-01-4200-00001	Agricultural-Residential	26.20	None	Agricultural Residential	None
9349	Kent County	6-00-15900-01-3101-00001	Agricultural-Residential	15.37	Wetlands	Agricultural Residential	None
9408	Kent County	6-00-15900-01-3200-00001	Agricultural-Residential	9.08	Wetlands	Agricultural Residential	None
9480	Kent County	6-00-15900-01-3201-00001	Agricultural-Residential	77.14	None	Agricultural Conservation	None
80759	Kent County	6-00-15900-01-3300-00001	Agricultural-Land	148.22	None	Agricultural Conservation	Harrington North (2)
8709	Kent County	6-00-15900-01-3700-00001	Miscellaneous Imps.	0.62	None	Agricultural Residential	None
9237	Kent County	6-00-15900-01-3700-00001	Miscellaneous Imps.	53.25	None	Agricultural Residential	Harrington North (2)
9169	Kent County	6-00-15900-01-3800-00001	Single-Fam Residential	51.89	None	Agricultural Conservation	Harrington North (2)
82706	Kent County	6-00-15900-01-5300-00001	Agricultural-Residential	40.74	None	Agricultural Residential	Harrington North
8664	Kent County	6-00-15900-01-5500-00001	Manuf Home/Ret.Title	1.00	None	Agricultural Residential	None
8635	Kent County	6-00-15900-01-5600-00001	Manufactured Home	1.00	None	Agricultural Residential	None
8597	Kent County	6-00-15900-01-5700-00001	Manufactured Home	1.00	None	Agricultural Residential	None
8573	Kent County	6-00-15900-01-5800-00001	Manuf Home/Ret.Title	1.57	None	Agricultural Residential	None
8760	Kent County	6-00-15900-01-5901-00001	Single-Fam Residential	3.40	None	Agricultural Conservation	None
39133	Kent County	6-00-17000-02-1300-00001	Agricultural-Residential	11.71	Adjacent to Harrington	Agricultural Residential	Harrington North
7512	Kent County	6-00-17000-02-1901-00001	Miscellaneous Imps.	2.74	Adjacent to Harrington	Single Family Residential	Harrington North
6877	Kent County	6-00-17000-02-2600-00001	Single-Fam Residential	1.16	None	Agricultural Residential	None
7007	Kent County	6-00-17000-02-2601-00001	Single-Fam Residential	0.64	None	Agricultural Residential	None
7074	Kent County	6-00-17000-02-2602-00001	Single-Fam Residential	0.64	None	Agricultural Residential	None
6943	Kent County	6-00-17000-02-2603-00001	Single-Fam Residential	0.76	None	Agricultural Residential	None
6689	Kent County	6-00-17000-02-2801-00001	Vacant Land	0.24	Acreage & Location parcel configuration	Single Family Residential	None
6881	Kent County	6-00-17000-02-2900-00001	Single-Fam Residential	0.62	None	Single Family Residential	None
6958	Kent County	6-00-17000-02-3000-00001	Single-Fam Residential	0.79	None	Single Family Residential	None
7016	Kent County	6-00-17000-02-3100-00001	Single-Fam Residential	0.55	None	Single Family Residential	None
7212	Kent County	6-00-17000-02-3101-00001	Vacant Land	0.87	None	Single Family Residential	Harrington North
7111	Kent County	6-00-17000-02-3102-00001	Single-Fam Residential	0.79	None	Single Family Residential	None
81374	Kent County	6-00-17900-01-3101-00001	Agricultural-Residential	10.98	Adjacent to Harrington	Agricultural Residential	Harrington South (2)
2538	Kent County	6-00-17900-01-3200-00001	Exempt	5.20	None	Agricultural Residential	Harrington South (2)
82818	Kent County	6-00-17900-01-3300-00001	Industrial	127.04	None	Limited Industrial	None
2476	Kent County	6-00-17900-01-3500-00001	Agricultural-Residential	33.06	None	Agricultural Residential	Harrington South (2)
2334	Kent County	6-00-17900-01-3800-00001	Industrial	59.37	None	Limited Industrial	None
3043	Kent County	6-00-17900-02-4300-00001	Vacant Land	0.14	Acreage	Limited Industrial	None
3059	Kent County	6-00-17900-02-4700-00001	Exempt	0.13	None	Limited Industrial	None
38902	Kent County	6-00-17900-02-4800-00001	Vacant Land	0.45	None	Limited Industrial	None
3226	Kent County	6-00-17900-02-4801-00001	Commercial	2.29	None	General Industrial	Harrington
3313	Kent County	6-00-17900-02-4900-00001	Commercial	1.52	None	General Industrial	Harrington
3410	Kent County	6-00-17900-02-4901-00001	Commercial	1.45	None	General Business	Harrington
3407	Kent County	6-00-17900-02-5000-00001	Vacant Land	0.45	None	Agricultural Residential	None
3350	Kent County	6-00-17900-02-5100-00001	Single-Fam Residential	0.40	None	Limited Industrial	None
3322	Kent County	6-00-17900-02-5200-00001	Manufactured Home	1.00	None	Limited Industrial	None

OBJECTID	Jurisdiction	Parcel_ID	Land Use	ACREAGE	Notes	Zoning	Groupings
3276	Kent County	6-00-17900-02-5800-00001	Single-Fam Residential	3.70	None	Limited Industrial	Harrington
3416	Kent County	6-00-17900-02-5900-00001	Vacant Land	1.75	Adjacent to Harrington	Limited Industrial	None
3113	Kent County	6-00-17900-02-6000-00001	Vacant Land	0.91	Acreage	Agricultural Residential	Harrington
3153	Kent County	6-00-17900-02-6001-00001	Single-Fam Residential	0.89	None	Agricultural Residential	Harrington
3082	Kent County	6-00-17900-02-6100-00001	Commercial	1.50	Utilizes Rail	General Industrial	Harrington
3335	Kent County	6-00-17900-02-6201-00001	Industrial	7.24	Near Harrington	Agricultural Conservation	Harrington
3177	Kent County	6-00-17900-02-6500-00001	Commercial	3.44	Could be Combined	General Industrial, Limited Industrial & General Business	Harrington
2993	Kent County	6-00-17900-02-6600-00001	Commercial	0.40	Utilizes Rail	General Industrial	Harrington
3061	Kent County	6-00-18000-02-0700-00001	Agricultural-Residential	0.11	None	Agricultural Residential	None
38904	Kent County	6-00-18000-02-0800-00001	Manufactured Home	0.28	None	Agricultural Residential	None
3118	Kent County	6-00-18000-02-1100-00001	Manufactured Home	0.50	None	Agricultural Residential	None
3029	Kent County	6-00-18000-02-5100-00001	Agricultural-Residential	70.94	None	Agricultural Residential	None
3005	Kent County	6-00-18000-02-5101-00001	Single-Fam Residential	1.92	None	Agricultural Residential	None
80433	Kent County	6-00-18000-02-5200-00001	Agricultural-Land	120.47	None	Agricultural Residential	None
5790	Kent County	6-00-18000-03-0100-00001	Single-Fam Residential	118.93	None	Agricultural Residential	None
4922	Kent County	6-00-18000-03-0200-00001	Single-Fam Residential	89.78	None	Agricultural Residential	None
80434	Kent County	6-00-18000-03-0300-00001	Agricultural-Land	60.82	None	Agricultural Residential	None
82030	Kent County	6-00-18000-03-0400-00001	Agricultural-Land	61.54	None	Agricultural Residential	None
3175	Kent County	6-00-18000-03-6400-00001	Agricultural-Residential	4.83	None	Agricultural Residential	None
82031	Kent County	6-00-18000-03-6600-00001	Single-Fam Residential	2.39	None	Agricultural Residential	None
5872	Kent County	6-00-18100-01-0100-00001	Agricultural-Land	174.47	None	Agricultural Residential	None
4144	Kent County	6-00-18100-01-0400-00001	Agricultural-Land	51.63	None	Agricultural Residential	Houston West
3290	Kent County	6-00-18100-01-0500-00001	Single-Fam Residential	0.98	None	Agricultural Residential	None
3285	Kent County	6-00-18100-01-0600-00001	Agricultural-Residential	0.57	None	Agricultural Residential	None
3280	Kent County	6-00-18100-01-0800-00001	Exempt	1.05	None	Agricultural Residential	None
3279	Kent County	6-00-18100-01-0900-00001	Agricultural-Residential	7.09	None	Agricultural Residential	None
3262	Kent County	6-00-18100-01-1000-00001	Single-Fam Residential	1.61	None	Agricultural Residential	None
3257	Kent County	6-00-18100-01-1001-00001	Manufactured Home	1.70	None	Agricultural Residential	None
3255	Kent County	6-00-18100-01-1100-00001	Agricultural-Residential	3.77	None	Agricultural Residential	None
3249	Kent County	6-00-18100-01-1200-00001	Manufactured Home	2.89	None	Agricultural Residential	None
3243	Kent County	6-00-18100-01-1300-00001	Manufactured Home	4.22	None	Agricultural Residential	None
3238	Kent County	6-00-18100-01-1402-00001	Manuf Home/Ret.Title	3.57	None	Agricultural Residential	None
3233	Kent County	6-00-18100-01-1501-00001	Manufactured Home	1.99	None	Agricultural Residential	None
3228	Kent County	6-00-18100-01-1600-00001	Single-Fam Residential	3.60	None	Agricultural Residential	None
3219	Kent County	6-00-18100-01-1700-00001	Agricultural-Residential	3.14	None	Agricultural Residential	None
3216	Kent County	6-00-18100-01-1800-00001	Manufactured Home	3.08	None	Agricultural Residential	None
3213	Kent County	6-00-18100-01-1901-00001	Manufactured Home	1.92	None	Agricultural Residential	None
3203	Kent County	6-00-18100-01-2000-00001	Agricultural-Residential	11.01	None	Agricultural Residential	None
3185	Kent County	6-00-18100-01-2100-00001	Agricultural-Residential	8.18	None	Agricultural Residential	None
3180	Kent County	6-00-18100-01-2200-00001	Single-Fam Residential	5.79	None	Agricultural Residential	None
3176	Kent County	6-00-18100-01-2300-00001	Single-Fam Residential	8.04	None	Agricultural Residential	None
2120	Kent County	6-00-18700-01-0300-00001	Industrial	37.28	None	Limited Industrial	Harrington South (1)
2024	Kent County	6-00-18700-01-0400-00001	Single-Fam Residential	3.51	None	Agricultural Residential	Harrington South (1)
2045	Kent County	6-00-18700-01-0500-00001	Manufactured Home	1.93	None	Agricultural Residential	Harrington South (1)
2100	Kent County	6-00-18700-01-0600-00001	Single-Fam Residential	3.66	None	Agricultural Residential	Harrington South (1)
2278	Kent County	6-00-18700-01-0700-00001	Single-Fam Residential	24.60	None	Agricultural Residential	Harrington South (2)
1978	Kent County	6-00-18700-01-3400-00001	Utility	79.01	None	Agricultural Residential	Harrington South (1)

OBJECTID	Jurisdiction	Parcel_ID	Land Use	ACREAGE	Notes	Zoning	Groupings
1953	Kent County	6-00-18700-01-3500-00001	Vacant Land	44.58	None	Limited Industrial	Harrington South (1)
1613	Kent County	6-00-18700-01-4300-00001	Single-Fam Residential	23.36	None	Agricultural Residential	Harrington South (1)
1376	Kent County	6-00-18700-01-4400-00001	Manufactured Home	4.77	None	General Industrial	Farmington North
81467	Kent County	6-00-18700-01-4500-00001	Single-Fam Residential	85.60	None	Agricultural Residential	Farmington North
1350	Kent County	6-00-18700-01-4600-00001	Agricultural-Land	19.65	None	Agricultural Residential	Farmington North
1512	Kent County	6-00-18700-01-5200-00001	Agricultural-Land	27.50	None	Agricultural Residential	Harrington South (1)
1145	Kent County	6-00-19300-01-1000-00001	Agricultural-Land	13.94	None	Agricultural Residential	Farmington North
1220	Kent County	6-00-19300-01-1200-00001	Agricultural-Residential	5.98	None	Agricultural Residential	Farmington North
1224	Kent County	6-00-19300-01-1200-00001	Agricultural-Residential	15.05	None	Agricultural Residential	Farmington North
80449	Kent County	6-00-19300-01-1202-00001	Agricultural-Residential	10.95	None	Agricultural Residential	Farmington North
1162	Kent County	6-00-19300-01-1214-00001	Single-Fam Residential	13.01	None	Agricultural Residential	Farmington North
1116	Kent County	6-00-19300-01-1400-00001	Single-Fam Residential	24.17	None	Agricultural Residential	Farmington North
1035	Kent County	6-00-19300-01-1600-00001	Single-Fam Residential	14.47	Adjacent to Farmington	Agricultural Residential	Farmington North
1012	Kent County	6-00-19300-01-1700-00001	Miscellaneous Imps.	3.85	Adjacent to Farmington	Agricultural Residential	Farmington North
1010	Kent County	6-00-19300-01-1800-00001	Vacant Land	0.35	Acreage and Configuration	Agricultural Residential	None
1032	Kent County	6-00-19300-01-1900-00001	Vacant Land	0.43	Acreage and Configuration	Agricultural Residential	None
1021	Kent County	6-00-19300-01-2000-00001	Manufactured Home	0.74	Developed	Agricultural Residential	None
765	Kent County	6-00-19300-01-4300-00001	Single-Fam Residential	28.00	None	Agricultural Residential	Farmington South
80393	Kent County	6-00-19300-01-4800-00001	Industrial	22.70	None	General Industrial	Farmington South
622	Kent County	6-00-19300-01-4801-00001	Industrial	20.01	None	General Industrial	Farmington South
38794	Kent County	6-00-19300-01-4900-00001	Single-Fam Residential	160.62	Adjacent to Farmington	Agricultural Residential	Farmington South
83041	Kent County	6-00-19300-01-5600-00001	Agricultural-Land	91.67	None	Agricultural Residential	Farmington South
417	Kent County	6-00-19300-01-5602-00001	Single-Fam Residential	5.38	None	Agricultural Residential	Farmington South
423	Kent County	6-00-19300-01-5604-00001	Manufactured Home	1.02	None	Agricultural Residential	Farmington South
475	Kent County	6-00-19300-01-5800-00001	Vacant Land	3.32	None	Agricultural Residential	Farmington South
804	Kent County	6-00-19312-02-1800-00001	Manufactured Home	0.03	Acreage & Developed	Agricultural Residential	None
802	Kent County	6-00-19312-02-1900-00001	Vacant Land	3.07	Adjacent to Farmington	Agricultural Residential	Farmington South
38788	Kent County	6-00-19900-01-1900-00001	Industrial	56.18	None	General Industrial & Agricultural Residential	None
387	Kent County	6-00-19900-01-1900-00001	Commercial	4.04	Wetlands	Agricultural Residential	None
83043	Kent County	6-00-19900-01-2200-00001	Single-Fam Residential	46.28	None	Agricultural Residential	None
82953	Kent County	6-00-19900-01-3300-00001	Agricultural-Residential	204.72	None	Agricultural Residential	None
80159	Kent County	6-00-19900-01-3400-00001	Single-Fam Residential	12.02	None	Agricultural Residential	None
317	Kent County	6-00-19900-01-3501-00001	Agricultural-Residential	16.01	Wetlands	Agricultural Residential	None
38787	Kent County	6-00-19900-01-4700-00001	Agricultural-Land	37.36	None	Agricultural Residential	None
313	Kent County	6-00-19900-01-4701-00001	Agricultural-Residential	22.28	None	Agricultural Residential	None
38784	Kent County	6-00-19900-01-4704-00001	Agricultural-Land	37.17	None	Agricultural Residential	Sussex Line
113	Kent County	6-00-19900-01-4800-00001	Single-Fam Residential	7.66	None	Agricultural Residential	Sussex Line
122	Kent County	6-00-19900-01-4900-00001	Agricultural-Residential	4.93	None	Agricultural Residential	Sussex Line
81415	Kent County	6-00-19900-01-5100-00001	Agricultural-Residential	19.77	None	Agricultural Residential	Sussex Line
28605	Kent County	7-00-10200-02-3700-00001	Vacant Land	5.47	None	Agricultural Conservation	None
28650	Kent County	7-00-10200-02-3704-00001	Commercial	2.90	None	Agricultural Conservation	None
31135	Kent County	7-00-10300-01-0100-00001	Single-Fam Residential	38.25	Adjacent to Camden	Single Family Residential	None
26869	Kent County	7-00-10300-01-5004-00001	Single-Fam Residential	4.73	None	Agricultural Residential	None
27568	Kent County	7-00-10300-01-5013-00001	Single-Fam Residential	2.19	None	Agricultural Residential	None
28241	Kent County	7-00-10300-01-5014-00001	Single-Fam Residential	1.69	None	Agricultural Residential	None
27439	Kent County	7-00-10300-01-5018-00001	Vacant Land	1.90	None	Agricultural Residential	None
27101	Kent County	7-00-10300-01-5019-00001	Vacant Land	1.56	None	Agricultural Residential	None

OBJECTID	Jurisdiction	Parcel_ID	Land Use	ACREAGE	Notes	Zoning	Groupings
28829	Kent County	7-00-10305-01-0100-00001	Vacant Land	0.59	None	R-2	None
28761	Kent County	7-00-10305-01-0200-00001	Single-Fam Residential	0.77	Residential Lot	Single Family Residential	None
80129	Kent County	7-00-11000-01-2002-00001	Agricultural-Land	56.81	None	General Industrial, Agricultural Residential & Agricultural Conservation	None
22168	Kent County	7-00-11000-01-6300-00001	Agricultural-Land	65.91	None	Agricultural Residential	Viola North
23568	Kent County	7-00-11000-01-6400-00001	Single-Fam Residential	73.97	None	Agricultural Residential	None
22715	Kent County	7-00-11000-01-6600-00001	Agricultural-Land	31.40	None	Agricultural Residential	None
80372	Kent County	7-00-11900-01-1200-00001	Agricultural-Residential	34.99	None	Agricultural Residential	Viola North
39715	Kent County	7-00-11900-01-1205-00001	Single-Fam Residential	2.50	None	Agricultural Residential	None
20918	Kent County	7-00-11900-01-1400-00001	Single-Fam Residential	139.21	Adjacent to Viola	Agricultural Residential	Viola North
19186	Kent County	7-00-11900-02-4800-00001	Agricultural-Residential	132.96	Adjacent to Viola	Agricultural Residential	Viola
18292	Kent County	7-00-11900-02-4900-00001	Vacant Land	4.53	Wetlands	Agricultural Residential	None
17911	Kent County	8-00-12800-02-1000-00001	Single-Fam Residential	0.97	None	Agricultural Residential	None
16880	Kent County	8-00-12800-02-1200-00001	Single-Fam Residential	14.97	None	Agricultural Residential	Felton North (2)
16987	Kent County	8-00-12800-02-1300-00001	Agricultural-Land	84.14	None	Agricultural Residential	Felton North (2)
16504	Kent County	8-00-12800-02-3600-00001	Agricultural-Land	18.83	None	Agricultural Residential	Felton North (2)
16326	Kent County	8-00-12800-02-3800-00001	Single-Fam Residential	35.25	None	Agricultural Residential	Felton North (2)
15986	Kent County	8-00-12800-02-3801-00001	Single-Fam Residential	2.96	None	Agricultural Residential	Felton North (2)
15953	Kent County	8-00-12800-02-3900-00001	Single-Fam Residential	1.59	None	Agricultural Residential	None
15657	Kent County	8-00-12800-02-4000-00001	Single-Fam Residential	0.63	None	Agricultural Residential	None
15628	Kent County	8-00-12800-02-4100-00001	Single-Fam Residential	0.44	None	Agricultural Residential	None
15611	Kent County	8-00-12800-02-4200-00001	Single-Fam Residential	1.50	None	Agricultural Residential	None
82102	Kent County	8-00-12800-02-4400-00001	Manufactured Home	0.73	None	Agricultural Residential	None
82101	Kent County	8-00-12800-02-4500-00001	Single-Fam Residential	2.00	None	Agricultural Residential	None
15590	Kent County	8-00-12800-02-4502-00001	Vacant Land	4.81	None	BG	None
15564	Kent County	8-00-12800-02-4700-00001	Utility	9.58	Adjacent to Felton	Limited Industrial	Felton North (1)
15390	Kent County	8-00-12800-02-4800-00001	Commercial	4.25	None	Limited Industrial	None
15122	Kent County	8-00-12800-02-6500-00001	Commercial	2.55	None	General Industrial	None
15318	Kent County	8-00-12800-02-6501-00001	Commercial	2.50	None	General Industrial	None
17937	Kent County	8-00-12802-01-1200-00001	Single-Fam Residential	7.09	None	Agricultural Residential	None
13459	Kent County	8-00-13800-02-0500-00001	Agricultural-Land	22.84	Adjacent to Felton	IG & AC	Felton
13148	Kent County	8-00-13800-02-0600-00001	Single-Fam Residential	119.12	None	Agricultural Conservation	None
12974	Kent County	8-00-13800-02-2501-00001	Agricultural-Residential	12.84	Wetlands and Configuration	Agricultural Residential	None
12474	Kent County	8-00-13800-02-4400-00001	Miscellaneous Imps.	14.25	Near Felton	Agricultural Residential	Felton South (1)
12908	Kent County	8-00-13800-02-4400-00001	Miscellaneous Imps.	63.75	Near Felton	Agricultural Conservation	Felton South (1)
11956	Kent County	8-00-13800-02-6700-00001	Agricultural-Residential	12.71	Near Felton	Agricultural Residential	Felton South (1)
12226	Kent County	8-00-13800-02-6700-00001	Agricultural-Residential	120.39	Near Felton	Agricultural Conservation	Felton South (1)
11795	Kent County	8-00-14800-01-0401-00001	Agricultural-Land	44.92	None	Agricultural Residential	None
11190	Kent County	8-00-14800-01-0500-00001	Manufactured Home	3.13	None	Agricultural Residential	None
11450	Kent County	8-00-14800-01-0503-00001	Manuf Home/Ret.Title	4.52	None	Agricultural Residential	None
11061	Kent County	8-00-14800-01-0509-00001	Manuf Home/Ret.Title	3.35	None	Agricultural Residential	None
11350	Kent County	8-00-14800-01-0510-00001	Manuf Home/Ret.Title	5.50	None	Agricultural Residential	None
10870	Kent County	8-00-14800-01-0703-00001	Single-Fam Residential	0.45	None	Agricultural Residential	None
11647	Kent County	8-00-14800-01-0900-00001	Single-Fam Residential	13.23	None	Agricultural Residential	None
10996	Kent County	8-00-14800-01-0901-00001	Manufactured Home	0.75	None	Agricultural Residential	None
11076	Kent County	8-00-14800-01-0901-00001	Single-Fam Residential	1.75	None	Agricultural Residential	None
10917	Kent County	8-00-14800-01-0903-00001	Single-Fam Residential	0.27	None	Agricultural Residential	None
10814	Kent County	8-00-14800-01-2000-00001	Single-Fam Residential	2.43	None	Agricultural Residential	None

OBJECTID	Jurisdiction	Parcel_ID	Land Use	ACREAGE	Notes	Zoning	Groupings
10768	Kent County	8-00-14800-01-2100-00001	Single-Fam Residential	0.52	None	Agricultural Residential	None
10735	Kent County	8-00-14800-01-2201-00001	Single-Fam Residential	0.80	None	Agricultural Residential	None
10658	Kent County	8-00-14800-01-2300-00001	Single-Fam Residential	0.96	None	Agricultural Residential	None
10630	Kent County	8-00-14800-01-2301-00001	Single-Fam Residential	0.77	None	Agricultural Residential	None
10613	Kent County	8-00-14800-01-2600-00001	Agricultural-Land	47.45	None	Agricultural Residential	None
10691	Kent County	8-00-14800-01-2600-00001	Agricultural-Land	98.93	None	Agricultural Residential	None
31720	Town of Camden	7-02-09400-01-0800-00001	Commercial	84.58	Manufactured Home Park	Single Family Residential	None
33040	Town of Camden	7-02-09400-01-1702-00001	Exempt	0.73	Mini Storage	Highway Commercial	None
33550	Town of Camden	7-02-09400-01-1704-00001	Commercial	2.24	Mini Storage	Highway Commercial	None
33205	Town of Camden	7-02-09400-01-1705-00001	Commercial	1.89	Mini Storage	Highway Commercial	None
32843	Town of Camden	7-02-09400-01-2002-00001	Exempt	5.85	Mini Storage	Highway Commercial	None
32798	Town of Camden	7-02-09400-01-2100-00001	Vacant Land	49.53	None	Multi-Family Residential	Camden South (3)
32398	Town of Camden	7-02-09400-01-2200-00001	Vacant Land	19.72	Commercial Parcel	Community Commercial	Camden South (3)
28344	Town of Camden	7-02-10200-01-0100-00001	Agricultural-Land	153.49	None	Agriculture	Camden South
26393	Town of Camden	7-02-10300-01-1200-00001	Single-Fam Residential	13.48	None	Agriculture	Camden South
26493	Town of Camden	7-02-10300-01-1200-00001	Single-Fam Residential	116.68	Adjacent to Camden	Agriculture	Camden South
25710	Town of Camden	7-02-10300-01-1300-00001	Agricultural-Land	8.41	Adjacent to Camden	Agriculture	Camden South
29025	Town of Camden	7-02-10305-02-6300-00001	Single-Fam Residential	1.18	Residential Lot	Single Family Residential	None
40087	Town of Camden	7-02-10305-02-6400-00001	Single-Fam Residential	0.68	Residential Lot	Single Family Residential	None
29190	Town of Camden	7-02-10305-02-6600-00001	Single-Fam Residential	0.73	Residential Lot	Single Family Residential	None
29270	Town of Camden	7-02-10305-02-6700-00001	Single-Fam Residential	0.57	Residential Lot	Single Family Residential	None
29352	Town of Camden	7-02-10305-02-6800-00001	Single-Fam Residential	0.57	Residential Lot	Single Family Residential	None
29435	Town of Camden	7-02-10305-02-7600-00001	Single-Fam Residential	0.57	Residential Lot	Single Family Residential	None
29529	Town of Camden	7-02-10305-02-7700-00001	Single-Fam Residential	0.57	Residential Lot	Single Family Residential	None
29601	Town of Camden	7-02-10305-02-7800-00001	Single-Fam Residential	0.57	Residential Lot	Single Family Residential	None
29667	Town of Camden	7-02-10305-02-7900-00001	Single-Fam Residential	0.57	Residential Lot	Single Family Residential	None
40125	Town of Camden	7-02-10305-02-8000-00001	Single-Fam Residential	0.57	Residential Lot	Single Family Residential	None
29830	Town of Camden	7-02-10305-02-8100-00001	Single-Fam Residential	0.57	Residential Lot	Single Family Residential	None
30006	Town of Camden	7-02-10305-02-8200-00001	Single-Fam Residential	0.81	Residential Lot	Single Family Residential	None
30084	Town of Camden	7-02-10305-02-8300-00001	Vacant Land	1.22	Residential Lot	Single Family Residential	None
30340	Town of Camden	7-02-10305-03-0100-00001	Single-Fam Residential	37.82	None	Single Family Residential	None
61544	Town of Cheswold	4-03-04600-01-0703-00001	Miscellaneous Imps.	5.40	Business and industrial park with spur	Industrial	Cheswold
61538	Town of Cheswold	4-03-04600-01-0705-00001	Commercial	5.24	Business and industrial park with spur	Industrial	Cheswold
61276	Town of Cheswold	4-03-04600-01-0706-00001	Industrial	3.86	Business and industrial park with spur	Industrial	Cheswold
61379	Town of Cheswold	4-03-04600-01-0708-00001	Commercial Vacant Land	1.77	Business and industrial park with spur	Industrial	Cheswold
61435	Town of Cheswold	4-03-04600-01-0711-00001	Industrial	2.83	Business and industrial park with spur	Industrial	Cheswold
61394	Town of Cheswold	4-03-04600-01-0712-00001	Industrial	3.48	Business and industrial park with spur	Industrial	Cheswold
61585	Town of Cheswold	4-03-04600-01-0713-00001	Industrial	9.84	Business and industrial park with spur	Industrial	Cheswold
61355	Town of Cheswold	4-03-04600-01-0714-00001	Industrial	3.74	Business and industrial park with spur	Industrial	Cheswold
61277	Town of Cheswold	4-03-04600-01-0715-00001	Commercial	4.45	Business and industrial park with spur	Industrial	Cheswold
61549	Town of Cheswold	4-03-04600-01-0720-00001	Industrial	2.81	Business and industrial park with spur	Industrial	Cheswold
61639	Town of Cheswold	4-03-04600-01-0721-00001	Industrial	2.30	Business and industrial park with spur	Industrial	Cheswold
61631	Town of Cheswold	4-03-04600-01-0722-00001	Commercial	0.94	Business and industrial park with spur	Commercial	Cheswold
61461	Town of Cheswold	4-03-04600-01-0723-00001	Industrial	0.50	Acreage & Developed	Industrial	None
61189	Town of Cheswold	4-03-04600-01-0724-00001	Commercial Vacant Land	3.06	Business and industrial park with spur	Industrial	Cheswold
61225	Town of Cheswold	4-03-04600-01-0725-00001	Commercial Vacant Land	3.95	Business and industrial park with spur	Industrial	Cheswold
61319	Town of Cheswold	4-03-04600-01-0726-00001	Commercial Vacant Land	3.27	Business and industrial park with spur	Industrial	Cheswold

OBJECTID	Jurisdiction	Parcel_ID	Land Use	ACREAGE	Notes	Zoning	Groupings
61486	Town of Cheswold	4-03-04600-01-0727-00001	Commercial	3.21	Business and industrial park with spur	Industrial	Cheswold
61603	Town of Cheswold	4-03-04600-01-0728-00001	Industrial	4.48	Business and industrial park with spur	Commercial	Cheswold
80807	Town of Cheswold	4-03-04602-05-9900-00001	Open Space	37.96	Open Space	Residential	None
61826	Town of Cheswold	4-03-04611-01-0100-00001	Commercial	4.66	None	Residential	None
73446	Town of Clayton	3-04-01804-01-9900-00001	Open Space	10.36	Residential Open Space	Residential (Open Space)	None
76445	Town of Clayton	1-04-00900-01-0200-00001	Commercial	3.75	None	Industrial	None
77259	Town of Clayton	1-04-00900-01-0300-00001	Commercial	28.52	None	Residential	None
74459	Town of Clayton	3-04-01811-01-5000-00001	Exempt	3.65	Spur does exist to retired rail; group parcels	Railroad	Clayton
74742	Town of Clayton	3-04-01811-01-5000-00001	Exempt	8.52	Spur does exist to retired rail; group parcels	Railroad	Clayton
74582	Town of Clayton	3-04-01811-01-5001-00001	Exempt	5.73	Spur does exist to retired rail; group parcels	Railroad	Clayton
74098	Town of Clayton	3-04-01811-01-5500-00001	Utility	4.82	Spur does exist to retired rail; group parcels	Railroad	Clayton
73892	Town of Clayton	3-04-01811-01-5700-00001	Commercial	1.19	Utilities	Utilities	None
878	Town of Farmington	6-06-19312-01-1600-00001	Single-Fam Residential	0.36	Parcel can be comgined w/ other parcels.	Residential	Farmington South
876	Town of Farmington	6-06-19312-01-1700-00001	Commercial Vacant Land	0.12	Parcel can be comgined w/ other parcels.	Residential	Farmington South
868	Town of Farmington	6-06-19312-01-1800-00001	Agricultural-Land	3.55	Parcel can be comgined w/ other parcels.	Residential	Farmington South
992	Town of Farmington	6-06-19312-01-2000-00001	Vacant Land	0.10	Lot, area & depth even if parcels are combined	Residential	None
986	Town of Farmington	6-06-19312-01-2100-00001	Single-Fam Residential	0.44	Lot, area & depth even if parcels are combined	Residential	None
972	Town of Farmington	6-06-19312-01-2200-00001	Manuf Home/Ret.Title	0.43	Lot, area & depth even if parcels are combined	Residential	None
960	Town of Farmington	6-06-19312-01-2300-00001	Vacant Land	0.52	Lot, area & depth even if parcels are combined	Residential	None
987	Town of Farmington	6-06-19312-01-2500-00001	Vacant Land	3.49	Would need to be combined w/ adjacent parcels	Residential	Farmington North
947	Town of Farmington	6-06-19312-01-2501-00001	Manufactured Home	0.70	Lot, area & depth even if parcels are combined	Residential	None
918	Town of Farmington	6-06-19312-01-3800-00001	Manufactured Home	0.24	Lot, area & depth even if parcels are combined	Residential	None
930	Town of Farmington	6-06-19312-01-3900-00001	Manuf Home/Ret.Title	0.35	Lot, area & depth even if parcels are combined	Residential	None
821	Town of Farmington	6-06-19312-01-4600-00001	Manufactured Home	0.35	Acreage & Developed	Residential	None
15448	Town of Felton	8-07-12820-01-1200-00001	Vacant Land	14.83	Vacant	Residential	Felton North (1)
14958	Town of Felton	8-07-12820-01-1201-00001	Exempt	1.95	Developed; business	Institutional	None
14639	Town of Felton	8-07-12820-01-4900-00001	Single-Fam Residential	0.48	Residential Lots	Residential	None
14577	Town of Felton	8-07-12820-01-6200-00001	Single-Fam Residential	0.51	Residential Lots	Residential	None
14476	Town of Felton	8-07-12820-01-6300-00001	Single-Fam Residential	0.21	Residential Lots	Residential	None
15526	Town of Felton	8-07-12820-03-0100-00001	Commercial	7.06	Developed; Multi-family Residential	Multi-Family Residential	None
13221	Town of Felton	8-07-13800-01-0100-00001	Industrial	2.92	Existing Industrial Business, parcel configuration	Industrial	None
13159	Town of Felton	8-07-13800-01-0200-00001	Industrial	2.95	Business, parcel configuration	Industrial	None
13121	Town of Felton	8-07-13800-01-0300-00001	Industrial	6.19	Business, parcel configuration	Industrial	None
13652	Town of Felton	8-07-13808-01-4800-00001	Commercial Vacant Land	0.77	Parcel shape and shallow depth	Residential	None
13872	Town of Felton	8-07-13808-01-4800-00001	Commercial Vacant Land	0.21	Acreage	Commercial	None
13751	Town of Felton	8-07-13808-01-5600-00001	Commercial	0.69	None	Commercial	None
81381	Town of Felton	8-07-13808-01-6600-00001	Commercial	1.07	Existing Business	Commercial	None
13286	Town of Felton	8-07-13808-01-7100-00001	Industrial	1.07	Business, parcel configuration	Industrial	None
13776	Town of Felton	8-07-13808-02-7500-00001	Single-Fam Residential	27.32	None	Agricultural	Felton
5391	Town of Harrington	6-09-17020-03-9201-00001	Commercial	1.13	May be added w/ other parcels, but shallow depth	R-1	None
81729	Town of Harrington	6-09-17002-01-0100-00001	Vacant Land	24.69	Configuration and wetlands	Multi Zoning	None
81730	Town of Harrington	6-09-17002-01-0200-00001	Single-Fam Residential	5.17	Configuration and wetlands	Multi Zoning	None
8023	Town of Harrington	6-09-17002-01-0600-00001	Agricultural-Land	70.09	Multiple zoning and parcel acreage	Multi Zoning	Harrington North
8512	Town of Harrington	6-09-17002-01-1300-00001	Agricultural-Residential	26.96	None	Agricultural Residential	Harrington North
6609	Town of Harrington	6-09-17016-01-5500-00001	Commercial	1.65	May be added w/ other parcels, but shallow depth	Service Commercial	None
6426	Town of Harrington	6-09-17016-01-5800-00001	Single-Fam Residential	0.28	Residential Lot	One Family Residential	None
6397	Town of Harrington	6-09-17016-01-5900-00001	Single-Fam Residential	0.36	Residential Lot	One Family Residential	None

OBJECTID	Jurisdiction	Parcel_ID	Land Use	ACREAGE	Notes	Zoning	Groupings
6363	Town of Harrington	6-09-17016-01-6000-00001	Single-Fam Residential	0.35	Residential Lot	One Family Residential	None
6325	Town of Harrington	6-09-17016-01-6100-00001	Single-Fam Residential	0.27	Residential Lot	One Family Residential	None
6299	Town of Harrington	6-09-17016-01-6200-00001	Single-Fam Residential	0.19	Residential Lot	One Family Residential	None
6276	Town of Harrington	6-09-17016-01-6300-00001	Single-Fam Residential	0.19	Residential Lot	One Family Residential	None
6251	Town of Harrington	6-09-17016-01-6400-00001	Single-Fam Residential	0.53	Residential Lot	One Family Residential	None
6184	Town of Harrington	6-09-17016-01-6500-00001	Single-Fam Residential	0.55	Residential Lot	One Family Residential	None
6115	Town of Harrington	6-09-17016-01-6600-00001	Single-Fam Residential	0.27	Residential Lot	One Family Residential	None
6047	Town of Harrington	6-09-17016-01-6700-00001	Single-Fam Residential	0.27	Residential Lot	One Family Residential	None
6082	Town of Harrington	6-09-17016-01-6701-00001	Single-Fam Residential	0.27	Residential Lot	One Family Residential	None
6021	Town of Harrington	6-09-17016-01-6800-00001	Single-Fam Residential	0.26	Residential Lot	One Family Residential	None
5985	Town of Harrington	6-09-17016-01-6900-00001	Single-Fam Residential	0.37	Residential Lot	One Family Residential	None
6774	Town of Harrington	6-09-17016-01-8600-00001	Commercial	1.61	May be added w/ other parcels, but shallow depth	Service Commercial	None
6831	Town of Harrington	6-09-17016-02-0100-00001	Single-Fam Residential	1.67	Residential Lot	One Family Residential	None
6372	Town of Harrington	6-09-17016-02-0200-00001	Single-Fam Residential	0.59	Residential Lot	One Family Residential	None
6419	Town of Harrington	6-09-17016-02-0201-00001	Single-Fam Residential	0.43	Residential Lot	One Family Residential	None
6468	Town of Harrington	6-09-17016-02-0202-00001	Single-Fam Residential	0.43	Residential Lot	One Family Residential	None
6515	Town of Harrington	6-09-17016-02-0203-00001	Single-Fam Residential	0.43	Residential Lot	One Family Residential	None
6554	Town of Harrington	6-09-17016-02-0204-00001	Single-Fam Residential	0.43	Residential Lot	One Family Residential	None
6617	Town of Harrington	6-09-17016-02-0205-00001	Single-Fam Residential	0.54	Residential Lot	One Family Residential	None
6284	Town of Harrington	6-09-17016-02-3500-00001	Single-Fam Residential	0.26	Residential Lot	One Family Residential	None
6234	Town of Harrington	6-09-17016-02-3600-00001	Single-Fam Residential	0.26	Residential Lot	One Family Residential	None
6180	Town of Harrington	6-09-17016-02-3700-00001	Single-Fam Residential	0.46	Residential Lot	One Family Residential	None
6025	Town of Harrington	6-09-17016-02-6500-00001	Single-Fam Residential	0.11	Residential Lot	R-1	None
6071	Town of Harrington	6-09-17016-02-6600-00001	Single-Fam Residential	0.50	Residential Lot	One Family Residential	None
5452	Town of Harrington	6-09-17020-03-8801-00001	Vacant Land	0.17	May be added w/ other parcels, but shallow depth	R-1	None
5917	Town of Harrington	6-09-17020-04-0100-00001	Commercial	0.31	May be added w/ other parcels, but shallow depth	Service Commercial	None
5832	Town of Harrington	6-09-17020-04-0200-00001	Commercial	0.56	May be added w/ other parcels, but shallow depth	Service Commercial	None
5711	Town of Harrington	6-09-17020-04-0300-00001	Commercial	0.52	May be added w/ other parcels, but shallow depth	Service Commercial	None
5622	Town of Harrington	6-09-17020-04-0400-00001	Single-Fam Residential	0.25	May be added w/ other parcels, but shallow depth	One Family Residential	None
5581	Town of Harrington	6-09-17020-04-0500-00001	Single-Fam Residential	0.16	May be added w/ other parcels, but shallow depth	One Family Residential	None
5513	Town of Harrington	6-09-17020-04-0600-00001	Single-Fam Residential	0.16	May be added w/ other parcels, but shallow depth	One Family Residential	None
5551	Town of Harrington	6-09-17020-04-0701-00001	Single-Fam Residential	0.30	May be added w/ other parcels, but shallow depth	One Family Residential	None
4586	Town of Harrington	6-09-17908-01-6600-00001	Vacant Land	0.35	Acreage & Configuration	C-3	None
4512	Town of Harrington	6-09-17908-01-6700-00001	Commercial	1.28	Acreage & Configuration	Service Commercial	None
4255	Town of Harrington	6-09-17908-01-7700-00001	Exempt	1.02	Developed; small acreage	Manufacturing	None
3739	Town of Harrington	6-09-17908-03-0900-00001	Commercial	16.91	Parcel currently developed by operating business	Manufacturing	None
4870	Town of Harrington	6-09-17908-04-0100-00001	Vacant Land	0.15	Acreage & Location	Service Commercial	Harrington
4785	Town of Harrington	6-09-17908-04-1200-00001	Single-Fam Residential	0.10	May be added w/ other parcels, but shallow depth	Multi Story Apartment	Harrington
38947	Town of Harrington	6-09-17908-04-1201-00001	Single-Fam Residential	0.10	May be added w/ other parcels, but shallow depth	Multi Story Apartment	Harrington
82359	Town of Harrington	6-09-17908-04-1300-00001	Single-Fam Residential	0.10	May be added w/ other parcels, but shallow depth	Multi Family Residential	Harrington
82358	Town of Harrington	6-09-17908-04-1301-00001	Single-Fam Residential	0.09	May be added w/ other parcels, but shallow depth	Multi Family Residential	Harrington
38944	Town of Harrington	6-09-17908-04-1400-00001	Single-Fam Residential	0.12	May be added w/ other parcels, but shallow depth	Multi Story Apartment	Harrington
4665	Town of Harrington	6-09-17908-04-1401-00001	Single-Fam Residential	0.11	May be added w/ other parcels, but shallow depth	Multi Story Apartment	Harrington
4651	Town of Harrington	6-09-17908-04-1500-00001	Single-Fam Residential	0.10	May be added w/ other parcels, but shallow depth	Multi Story Apartment	Harrington
4607	Town of Harrington	6-09-17908-04-1501-00001	Single-Fam Residential	0.10	May be added w/ other parcels, but shallow depth	Multi Story Apartment	Harrington
4426	Town of Harrington	6-09-17908-04-3200-00001	Vacant Land	2.50	Parcels could be combined w/ adjacent parcels	R-2	Harrington
4484	Town of Harrington	6-09-17908-04-3202-00001	Vacant Land	0.20	Parcels could be combined w/ adjacent parcels	R-2	Harrington

OBJECTID	Jurisdiction	Parcel_ID	Land Use	ACREAGE	Notes	Zoning	Groupings
4179	Town of Harrington	6-09-17908-04-3701-00001	Commercial Vacant Land	4.54	Irregular Shape	Central Commercial	Harrington
4015	Town of Harrington	6-09-17908-04-3800-00001	Vacant Land	1.17	Parcels could be combined w/ adjacent parcels	Multi Family Residential	Harrington
3789	Town of Harrington	6-09-17908-04-6200-00001	Single-Fam Residential	0.57	Parcels could be combined w/ adjacent parcels	Multi Family Residential	Harrington
3712	Town of Harrington	6-09-17908-04-6300-00001	Single-Fam Residential	0.19	Parcels could be combined w/ adjacent parcels	One Family Residential	Harrington
3750	Town of Harrington	6-09-17908-04-6301-00001	Single-Fam Residential	0.22	Parcels could be combined w/ adjacent parcels	One Family Residential	Harrington
3679	Town of Harrington	6-09-17908-04-6302-00001	Single-Fam Residential	0.34	Parcels could be combined w/ adjacent parcels	One Family Residential	Harrington
3632	Town of Harrington	6-09-17908-04-6400-00001	Vacant Land	0.02	Add to Adjacent property	One Family Residential	Harrington
3561	Town of Harrington	6-09-17908-04-6500-00001	Exempt	2.42	None	Multi Family Residential	Harrington
4508	Town of Harrington	6-09-17908-04-6700-00001	Single-Fam Residential	0.10	May be added w/ other parcels, but shallow depth	Multi Story Apartment	Harrington
4520	Town of Harrington	6-09-17908-04-6701-00001	Single-Fam Residential	0.06	May be added w/ other parcels, but shallow depth	Multi Story Apartment	Harrington
4533	Town of Harrington	6-09-17908-04-6702-00001	Single-Fam Residential	0.06	May be added w/ other parcels, but shallow depth	Multi Story Apartment	Harrington
4546	Town of Harrington	6-09-17908-04-6703-00001	Single-Fam Residential	0.06	May be added w/ other parcels, but shallow depth	Multi Story Apartment	Harrington
4571	Town of Harrington	6-09-17908-04-6704-00001	Single-Fam Residential	0.10	May be added w/ other parcels, but shallow depth	Multi Story Apartment	Harrington
3996	Town of Harrington	6-09-17908-07-6200-00001	Vacant Land	24.21	Vacant	Industrial Park	Harrington
3505	Town of Harrington	6-09-17908-07-6400-00001	Vacant Land	0.41	None	Unknown (Not in Comp Plan)	None
3332	Town of Harrington	6-09-17912-01-0100-00001	Vacant Land	19.45	None	Manufacturing	Harrington South (2)
4008	Town of Harrington	6-09-18000-01-0700-00001	Industrial	48.64	None	Manufacturing	None
4185	Town of Harrington	6-09-18000-01-1400-00001	Exempt	38.32	Proposed Industrial Park w/ Rail	Industrial Park	None
3229	Town of Harrington	6-09-18000-02-0100-00001	Commercial	9.30	Operating industrial Business	Manufacturing	None
3955	Town of Harrington	6-09-18000-03-0400-00001	Single-Fam Residential	37.20	Vacant	One Family Residential	None
4167	Town of Harrington	6-09-18005-01-5900-00001	Industrial	44.55	None	Manufacturing	None
3440	Town of Houston	5-11-18106-01-3200-00001	Vacant Land	0.43	None	Residential	None
3547	Town of Houston	5-11-18107-02-3600-00001	Single-Fam Residential	0.52	None	Residential	None
3553	Town of Houston	5-11-18107-02-4000-00001	Vacant Land	0.22	None	Residential	None
3555	Town of Houston	5-11-18107-02-4100-00001	Vacant Land	0.22	None	Residential	None
3666	Town of Houston	5-11-18107-02-4200-00001	Single-Fam Residential	0.99	None	Residential	None
3678	Town of Houston	5-11-18107-02-4300-00001	Single-Fam Residential	3.96	Developed - Small farm	Residential	None
3935	Town of Houston	5-11-18107-02-4400-00001	Commercial	7.79	Developed - Small Business	Commercial	None
3951	Town of Houston	5-11-18107-02-4500-00001	Vacant Land	5.96	None	Residential	Houston East
3954	Town of Houston	5-11-18107-02-4700-00001	Vacant Land	0.38	Could be combined w/ other parcels	Residential	None
3357	Town of Houston	5-11-18110-01-0100-00001	Commercial	9.31	None	Industrial	Houston West
3378	Town of Houston	5-11-18110-01-0100-00001	Commercial	0.43	None	Commercial	None
3386	Town of Houston	5-11-18110-01-0500-00001	Commercial	0.57	None	Commercial	None
3389	Town of Houston	5-11-18110-01-0600-00001	Single-Fam Residential	0.16	None	Residential	None
3393	Town of Houston	5-11-18110-01-0700-00001	Exempt	0.22	None	Residential	None
3402	Town of Houston	5-11-18111-01-0100-00001	Exempt	0.64	None	Residential	None
3385	Town of Houston	5-11-18111-01-0200-00001	Vacant Land	0.18	None	General Business	None
3423	Town of Houston	5-11-18111-01-0400-00001	Exempt	1.07	None	General Business	None
3427	Town of Houston	5-11-18111-01-0611-00001	Manuf Home/Ret.Title	0.59	None	General Business	None
3437	Town of Houston	5-11-18111-01-0700-00001	Single-Fam Residential	7.35	None	Residential	Houston East
3451	Town of Houston	5-11-18111-01-0800-00001	Vacant Land	10.20	None	Residential	Houston East
3390	Town of Houston	5-11-18111-01-2100-00001	Miscellaneous Imps.	0.84	None	General Business	None
81454	Town of Smyrna	1-17-01800-01-0401-00001	Exempt	43.23	Industrial park	Light Industrial / Employment Center	None
73506	Town of Smyrna	1-17-01800-01-0404-00001	Commercial	3.00	Industrial park	Light Industrial / Employment Center	None
73335	Town of Smyrna	1-17-01800-01-0406-00001	Commercial	1.50	Industrial park	Light Industrial / Employment Center	None
73243	Town of Smyrna	1-17-01800-01-0407-00001	Exempt	12.93	Industrial park	Light Industrial / Employment Center	None
73777	Town of Smyrna	1-17-01800-01-0417-00001	Commercial	4.32	Industrial park	Light Industrial / Employment Center	None

OBJECTID	Jurisdiction	Parcel_ID	Land Use	ACREAGE	Notes	Zoning	Groupings
80578	Town of Smyrna	1-17-02803-02-9000-00001	Open Space	3.69	Open Space	Residential	None
19948	Town of Viola	7-18-11912-01-0100-00001	Agricultural-Land	7.65	Adjacent to larger Parcel	Unknown - (No Zoning Map reflected in Comp Plan)	Viola North
82125	Town of Viola	7-18-11912-01-0400-00001	Single-Fam Residential	3.68	Adjacent to another parcel	Unknown - (No Zoning Map reflected in Comp Plan)	Viola North
19760	Town of Viola	7-18-11912-01-0401-00001	Vacant Land	0.12	Add to Adjacent property	Unknown - (No Zoning Map reflected in Comp Plan)	Viola North
82126	Town of Viola	7-18-11912-01-1300-00001	Single-Fam Residential	0.27	None	Unknown - (No Zoning Map reflected in Comp Plan)	None
80128	Town of Woodside	7-19-11012-01-1800-00001	Agricultural-Land	12.86	AG-LAND Preservation	Agriculture	None
25471	Town of Woodside	7-19-11105-01-1301-00001	Exempt	1.54	Acreage & Configuration	Institutional	None
83020	Town of Wyoming	2-20-08500-01-0100-00001	Single-Fam Residential	1.10	Historic Mill: acreage	Commercial	None
36910	Town of Wyoming	2-20-08500-01-0400-00001	Exempt	0.15	Acreage & irregular shaped parcels	Single Family Residential	None
37710	Town of Wyoming	2-20-08500-01-0600-00001	Exempt	20.56	New existing church	Single Family Residential	None
36837	Town of Wyoming	7-20-08518-01-0200-00001	Exempt	0.64	Acreage & irregular shaped parcels	Single Family Residential	None
36666	Town of Wyoming	7-20-08518-01-1100-00001	Single-Fam Residential	0.85	Acreage & irregular shaped parcels	Town Residential	None
36861	Town of Wyoming	7-20-08518-01-1200-00001	Commercial	0.84	Acreage and Location; irregular shape	Commercial	None
80294	Town of Wyoming	7-20-09400-01-0500-00001	Single-Fam Residential	15.14	Single Family Dwelling	Single Family Residential	None
34905	Town of Wyoming	7-20-09405-01-3300-00001	Commercial	1.59	Acreage, Irregular shape	Commercial	None
35761	Town of Wyoming	7-20-09406-01-5000-00001	Exempt	0.44	Acreage & Configuration	Town Center	None
35566	Town of Wyoming	7-20-09406-01-5500-00001	Commercial Vacant Land	0.38	Acreage & Configuration	Town Center	None
34904	Town of Wyoming	7-20-09409-01-0300-00001	Commercial	1.48	Acreage, irregular shape and developed	Commercial	None
34638	Town of Wyoming	7-20-09409-01-0500-00001	Commercial	17.16	None	Industrial	Wyoming
34901	Town of Wyoming	7-20-09409-01-0700-00001	Commercial	6.25	Industrial Business, Concrete Plant	Industrial	None
33450	Town of Wyoming	7-20-09409-03-5700-00001	Vacant Land	0.12	Single Family Residential, Open space.	Open Space	None
33420	Town of Wyoming	7-20-09409-03-5800-00001	Vacant Land	0.12	Single Family Residential, Open space.	Open Space	None
33390	Town of Wyoming	7-20-09409-03-5900-00001	Vacant Land	0.12	Single Family Residential, Open space.	Open Space	None
33342	Town of Wyoming	7-20-09409-03-6000-00001	Vacant Land	0.11	Single Family Residential, Open space.	Open Space	None
33301	Town of Wyoming	7-20-09409-03-6100-00001	Vacant Land	0.18	Single Family Residential, Open space.	Open Space	None
80297	Town of Wyoming	7-20-09409-03-6200-00001	Vacant Land	0.22	Single Family Residential, Open space.	Open Space	None
34152	Town of Wyoming	7-20-09409-03-9400-00001	Vacant Land	1.63	Single Family Residential, Open space.	Open Space	None
80292	Town of Wyoming	7-20-09409-03-9500-00001	Vacant Land	0.19	Single Family Residential, Open space, mill	Single Family Residential	None

Alphabetical listing of all parcels by municipality prior to inclusion/exclusion

Part 2 (red) – Alphabetical listing by jurisdiction of parcels excluded from the study based on defined criteria

Parcels Not Meeting Study Criteria & Excluded

Appendix "A"
Part 2 of 2

OBJECTID	Jurisdiction	Parcel_ID	Land Use	ACREAGE	Notes	Zoning	Groupings
32743	City of Dover	7-02-09400-01-2000-00001	Commercial	5.47	Mini Storage	Highway Commercial	None
57780	City of Dover	2-05-05700-02-0101-00001	Vacant Land	8.32	Wetlands	Industrial Park Manufacturing	None
57243	City of Dover	2-05-05700-02-0102-00001	Commercial	20.08	None	Industrial Park Manufacturing	None
80104	City of Dover	2-05-05700-02-0104-00001	Commercial	31.96	None	Industrial Park Manufacturing	None
58260	City of Dover	2-05-05703-01-9200-00001	Vacant Land	19.72	Open Space	Medium Density Residential	None
55744	City of Dover	2-05-06700-02-1200-00001	Commercial	4.66	None	Commercial Professional Office	None
81738	City of Dover	2-05-06700-02-1202-00001	Commercial	1.54	None	Manufacturing	None
55825	City of Dover	2-05-06700-02-1206-00001	Vacant Land	0.99	None	Manufacturing	None
55542	City of Dover	2-05-06700-02-1207-00001	Commercial	2.87	None	Commercial Professional Office	None
55336	City of Dover	2-05-06700-02-1500-00001	Exempt	16.37	None	Mid Rise Apartments	None
54558	City of Dover	2-05-06700-02-1600-00001	Commercial	11.71	None	Industrial Park Manufacturing	None
54658	City of Dover	2-05-06700-02-1601-00001	Commercial Vacant Land	6.24	None	Industrial Park Manufacturing	None
55623	City of Dover	2-05-06700-02-4700-00001	Exempt	1.39	None	Institutional / Office	None
54093	City of Dover	2-05-06715-02-2800-00001	Single-Fam Residential	0.27	None	One Family Residential	None
53972	City of Dover	2-05-06715-02-5600-00001	Single-Fam Residential	0.28	None	One Family Residential	None
53869	City of Dover	2-05-06715-02-5700-00001	Single-Fam Residential	0.17	None	One Family Residential	None
53836	City of Dover	2-05-06715-02-5800-00001	Single-Fam Residential	0.18	None	One Family Residential	None
53797	City of Dover	2-05-06715-02-5900-00001	Single-Fam Residential	0.18	None	One Family Residential	None
53748	City of Dover	2-05-06715-02-6000-00001	Single-Fam Residential	0.19	None	One Family Residential	None
53709	City of Dover	2-05-06715-02-6100-00001	Vacant Land	0.19	None	One Family Residential	None
53669	City of Dover	2-05-06715-02-6200-00001	Vacant Land	0.19	None	One Family Residential	None
53629	City of Dover	2-05-06715-02-6300-00001	Vacant Land	0.21	None	One Family Residential	None
53585	City of Dover	2-05-06715-02-6400-00001	Vacant Land	0.21	None	One Family Residential	None
53542	City of Dover	2-05-06715-02-6500-00001	Vacant Land	0.24	None	One Family Residential	None
53472	City of Dover	2-05-06715-02-6600-00001	Vacant Land	0.26	None	One Family Residential	None
53409	City of Dover	2-05-06715-02-6700-00001	Vacant Land	0.34	None	One Family Residential	None
53352	City of Dover	2-05-06715-03-5700-00001	Vacant Land	3.84	None	Commercial Professional Office	None
53037	City of Dover	2-05-06715-04-0100-00001	Commercial	1.17	None	Limited Central Commercial	None
53373	City of Dover	2-05-06715-04-0200-00001	Exempt	1.52	None	Manufacturing	None
52547	City of Dover	2-05-06719-02-0400-00001	Vacant Land	2.33	None	Industrial Park Manufacturing	None
51772	City of Dover	2-05-06719-02-1101-00001	Commercial	4.92	None	Industrial Park Manufacturing	None
51936	City of Dover	2-05-06719-02-1101-00001	Commercial	26.24	None	Industrial Park Manufacturing	None
52584	City of Dover	2-05-06720-01-0100-00001	Commercial	16.05	None	Manufacturing	None
50827	City of Dover	2-05-06720-01-1300-00001	Exempt	1.51	None	Manufacturing	None
50617	City of Dover	2-05-06720-01-1400-00001	Exempt	0.57	None	Manufacturing	None
50546	City of Dover	2-05-06720-01-1500-00001	Exempt	0.53	None	Manufacturing	None
50462	City of Dover	2-05-06720-01-1600-00001	Exempt	1.10	None	Manufacturing	None
50344	City of Dover	2-05-06720-01-1700-00001	Exempt	2.53	None	Institional / Office	None
44726	City of Dover	2-05-07600-01-0600-00001	Open Space	104.49	None	Recreation & Open Space	None
44786	City of Dover	2-05-07600-01-0700-00001	Industrial	83.47	None	Industrial Park Manufacturing	None
44835	City of Dover	2-05-07600-01-1001-00001	Industrial	13.34	None	Industrial Park Manufacturing	None
43516	City of Dover	2-05-07600-01-1200-00001	Vacant Land	4.54	None	Industrial Park Manufacturing	None
45326	City of Dover	2-05-07600-01-1200-00001	Industrial	101.67	None	Industrial Park Manufacturing	None
45965	City of Dover	2-05-07600-01-1301-00001	Exempt	2.06	None	Traditional Neighborhood Design	None

OBJECTID	Jurisdiction	Parcel_ID	Land Use	ACREAGE	Notes	Zoning	Groupings
45772	City of Dover	2-05-07600-01-1303-00001	Exempt	91.23	Configuration & crossed by MIA / POW Bypass	Traditional Neighborhood Design	None
78562	City of Dover	2-05-07600-01-1303-00001	Exempt	10.76	Operating Spur	Industrial Park Manufacturing	None
44211	City of Dover	2-05-07600-01-2300-00001	Commercial	1.67	None	Limited Commercial	None
44404	City of Dover	2-05-07600-01-2301-00001	Commercial	1.91	None	Limited Commercial	None
43985	City of Dover	2-05-07600-01-2400-00001	Commercial	1.08	None	Limited Commercial	None
50728	City of Dover	2-05-07608-01-0100-00001	Commercial	28.50	None	Industrial Park Manufacturing	None
48958	City of Dover	2-05-07608-01-0102-00001	Vacant Land	7.18	Acreage and Configuration	Industrial Park Manufacturing	None
49931	City of Dover	2-05-07608-01-0200-00001	Exempt	1.46	None	Institutional / Office	None
49536	City of Dover	2-05-07608-01-0400-00001	Commercial	3.51	None	Manufacturing	None
48905	City of Dover	2-05-07608-01-0500-00001	Vacant Land	0.07	Acreage	Manufacturing	None
48497	City of Dover	2-05-07608-01-1400-00001	Commercial	0.44	None	Service Commercial	None
48372	City of Dover	2-05-07608-01-1700-00001	Commercial	0.11	None	Manufacturing	None
48318	City of Dover	2-05-07608-01-1800-00001	Commercial	0.37	None	Manufacturing	None
47992	City of Dover	2-05-07608-01-1901-00001	Vacant Land	0.32	Acreage and Configuration	Service Commercial	None
48331	City of Dover	2-05-07608-01-1902-00001	Vacant Land	0.30	Acreage and Configuration	Manufacturing	None
47719	City of Dover	2-05-07608-01-4300-00001	Exempt	1.84	Acreage and Configuration	Service Commercial	None
48842	City of Dover	2-05-07608-01-4400-00001	Vacant Land	0.46	None	Limited Central Commercial	None
46813	City of Dover	2-05-07612-02-4300-00001	Exempt	0.90	None	Institutional / Office	None
46534	City of Dover	2-05-07612-04-1100-00001	Commercial	2.18	None	Institutional / Office	None
44481	City of Dover	2-05-07713-01-3001-00001	Commercial	1.10	None	Service Commercial	None
44569	City of Dover	2-05-07713-01-3002-00001	Commercial Vacant Land	0.54	Acreage and Configuration	Service Commercial	None
44812	City of Dover	2-05-07713-01-3003-00001	Commercial	2.29	None	Service Commercial	None
44954	City of Dover	2-05-07713-01-3101-00001	Commercial	0.81	None	Service Commercial	None
45058	City of Dover	2-05-07713-01-3102-00001	Vacant Land	0.52	Acreage and Configuration	Service Commercial	None
45286	City of Dover	2-05-07713-01-3103-00001	Exempt	0.43	Acreage and Configuration	Service Commercial	None
41230	City of Dover	2-05-08500-01-0700-00001	Miscellaneous Imps.	38.79	Developed w/ spur added	Industrial Park Manufacturing	None
4516	City of Milford	5-16-18200-01-0100-00001	Industrial	18.28	Existing Industrial Business	Limited Industrial	None
3965	City of Milford	5-16-18200-01-0200-00001	Industrial	15.10	Existing Industrial Business	Limited Industrial	None
3328	City of Milford	5-16-18200-01-0400-00001	Commercial	2.27	None	Highway Commercial	None
3526	City of Milford	5-16-18200-01-0900-00001	Industrial	5.31	None	Limited Industrial	None
3468	City of Milford	5-16-18200-01-1000-00001	Industrial	2.35	None	Limited Industrial	None
81446	City of Milford	5-16-18200-01-2200-00001	Industrial	33.71	Existing Industrial Use	General Industrial	None
4961	City of Milford	5-16-18200-01-2300-00001	Industrial	48.85	Existing Industrial Use	General Industrial	None
2581	City of Milford	5-16-18309-01-1600-00001	Exempt	0.32	Developed - Multi-Family	Garden Apartment & Town House	None
38862	City of Milford	5-16-18309-01-1800-00001	Commercial	1.50	Developed - Multi-Family	Garden Apartment & Town House	None
38861	City of Milford	5-16-18309-01-2100-00001	Vacant Land	0.64	Acreage & Topography	Residential	None
38865	City of Milford	5-16-18309-01-2200-00001	Single-Fam Residential	2.60	Lot size, location & irregular shape & Developed	Residential	None
38864	City of Milford	5-16-18309-01-2400-00001	Vacant Land	0.21	Lot size, location & irregular shape & Developed	Residential	None
38866	City of Milford	5-16-18309-01-2500-00001	Single-Fam Residential	0.12	Lot size, location & irregular shape & Developed	Residential	None
38867	City of Milford	5-16-18309-01-2600-00001	Vacant Land	0.08	Lot size, location & irregular shape & Developed	Residential	None
38870	City of Milford	5-16-18309-01-2700-00001	Single-Fam Residential	0.10	Lot size, location & irregular shape & Developed	Residential	None
38871	City of Milford	5-16-18309-01-2800-00001	Single-Fam Residential	0.09	Lot size, location & irregular shape & Developed	Residential	None
38873	City of Milford	5-16-18309-01-3000-00001	Single-Fam Residential	0.11	Lot size, location & irregular shape & Developed	Residential	None
38876	City of Milford	5-16-18309-01-3100-00001	Commercial	0.37	Lot size, location & irregular shape & Developed	Residential	None
38877	City of Milford	5-16-18309-01-3200-00001	Single-Fam Residential	0.14	Parcel size & Location, & develeloped	Highway Commercial	None
38879	City of Milford	5-16-18309-01-3300-00001	Single-Fam Residential	0.15	Parcel size & Location, & develeloped	Highway Commercial	None
38880	City of Milford	5-16-18309-01-3400-00001	Single-Fam Residential	0.16	Parcel size & Location, & develeloped	Highway Commercial	None

OBJECTID	Jurisdiction	Parcel_ID	Land Use	ACREAGE	Notes	Zoning	Groupings
38882	City of Milford	5-16-18309-01-3500-00001	Single-Fam Residential	0.17	Parcel size & Location, & develeloped	Highway Commercial	None
38883	City of Milford	5-16-18309-01-3600-00001	Single-Fam Residential	0.18	Parcel size & Location, & develeloped	Highway Commercial	None
38884	City of Milford	5-16-18309-01-3700-00001	Single-Fam Residential	0.19	Parcel size & Location, & develeloped	Highway Commercial	None
38886	City of Milford	5-16-18309-01-3800-00001	Single-Fam Residential	0.20	Parcel size & Location, & develeloped	Highway Commercial	None
38890	City of Milford	5-16-18309-01-3900-00001	Commercial	0.65	Parcel size & Location, & develeloped	Highway Commercial	None
38892	City of Milford	5-16-18309-01-4300-00001	Vacant Land	0.29	Parcel size & Location, & develeloped	Highway Commercial	None
38894	City of Milford	5-16-18309-01-4300-00001	Vacant Land	0.72	Parcel size & Location, & develeloped	Highway Commercial	None
38895	City of Milford	5-16-18309-01-4300-00001	Vacant Land	0.46	Parcel size & Location, & develeloped	Highway Commercial	None
3138	City of Milford	5-16-18309-01-4600-00001	Commercial	1.30	None	Highway Commercial	None
3188	City of Milford	5-16-18309-01-4800-00001	Commercial	1.16	None	Highway Commercial	None
3252	City of Milford	5-16-18309-01-4900-00001	Commercial	1.08	None	Highway Commercial	None
3065	City of Milford	5-16-18309-01-5000-00001	Single-Fam Residential	0.56	None	Residential	None
3038	City of Milford	5-16-18309-01-5100-00001	Single-Fam Residential	0.60	None	Residential	None
3003	City of Milford	5-16-18309-01-5200-00001	Commercial	0.42	Developed and parcel size	Office Building	None
38887	City of Milford	5-16-18309-01-5800-00001	Vacant Land	8.82	Vacant	Highway Commercial	None
38903	City of Milford	5-16-18309-01-5900-00001	Single-Fam Residential	0.50	None	Residential	None
38863	City of Milford	5-16-18309-01-6200-00001	Commercial	0.35	Irregular shape & acreage - existing business	Community Commercial	None
2589	City of Milford	5-16-18309-01-6300-00001	Exempt	0.09	Developed - Multi-Family	Garden Apartment & Town House	None
66579	Kent County	1-00-03701-02-9900-00001	Open Space	2.93	None	Single Family Residential	None
82155	Kent County	4-00-03703-04-1000-00001	Exempt	5.85	None	Agricultural Conservation	None
72271	Kent County	1-00-01804-04-4400-00001	Open Space	13.22	None	Agricultural Conservation	None
70084	Kent County	1-00-02800-01-0100-00001	Agricultural-Land	36.96	None	Agricultural Conservation	None
68848	Kent County	1-00-02800-01-2900-00001	Agricultural-Land	58.69	None	Agricultural Conservation	None
66985	Kent County	1-00-02800-01-3601-00001	Commercial	0.77	None	Agricultural Conservation	None
67119	Kent County	1-00-02800-01-3603-00001	Commercial Vacant Land	2.81	Power Utilities & Acreage	Agricultural Conservation	None
66935	Kent County	1-00-02800-01-3700-00001	Commercial	0.86	None	General Business	None
66769	Kent County	1-00-02800-01-4001-00001	Manuf Home/Ret.Title	2.36	Parcel Configuration & Wetlands	Agricultural Conservation	None
66736	Kent County	1-00-02800-01-4002-00001	Single-Fam Residential	2.60	None	Agricultural Conservation	None
66680	Kent County	1-00-02800-01-4101-00001	Vacant Land	2.29	None	Agricultural Conservation	None
66637	Kent County	1-00-02800-01-4102-00001	Single-Fam Residential	2.57	None	Agricultural Conservation	None
66557	Kent County	1-00-02800-01-4103-00001	Vacant Land	1.87	None	Agricultural Conservation	None
65753	Kent County	1-00-03701-04-8400-00001	Open Space	8.34	None	Single Family Residential	None
58845	Kent County	2-00-05700-01-0800-00001	Utility	4.55	Wetlands & Developed	General Industrial	None
58617	Kent County	2-00-05700-01-1400-00001	Commercial Vacant Land	49.08	None	Agricultural Residential	None
58503	Kent County	2-00-05700-01-1500-00001	Agricultural-Land	7.72	Wetlands and acreage	Limited Industrial & Single Family Residential	None
58128	Kent County	2-00-05700-02-0300-00001	Miscellaneous Imps.	0.93	None	Single Family Residential	None
58121	Kent County	2-00-05700-02-0400-00001	Industrial	12.61	None	Limited Industrial & Single Family Residential	None
58232	Kent County	2-00-05700-02-0500-00001	Industrial	14.70	None	General Industrial	None
82951	Kent County	2-00-08500-01-2200-00001	Agricultural-Land	76.02	Lack of Rail frontage; AG-LAND Preservation	Agricultural Conservation	None
73751	Kent County	3-00-01800-01-1300-00001	Commercial	5.66	None	Limited Industrial	None
69336	Kent County	3-00-02700-01-1300-00001	Agricultural-Land	28.40	None	Agricultural Conservation	None
71670	Kent County	3-00-02700-01-1300-00001	Agricultural-Land	108.67	None	Agricultural Conservation	None
68413	Kent County	3-00-02700-01-1400-00001	Single-Fam Residential	33.82	None	Agricultural Conservation	None
67451	Kent County	3-00-02700-01-3900-00001	Agricultural-Land	7.26	None	Agricultural Conservation	None
66745	Kent County	3-00-03600-02-3000-00001	Single-Fam Residential	0.54	None	Agricultural Conservation	None
66761	Kent County	3-00-03600-02-3001-00001	Single-Fam Residential	0.48	None	Agricultural Conservation	None
66731	Kent County	3-00-03701-01-4600-00001	Vacant Land	46.69	None	Agricultural Conservation	None

OBJECTID	Jurisdiction	Parcel_ID	Land Use	ACREAGE	Notes	Zoning	Groupings
63841	Kent County	4-00-03703-01-5500-00001	Open Space	4.50	None	Agricultural Conservation	None
62988	Kent County	4-00-04600-01-0100-00001	Commercial	51.01	None	General Industrial	None
61878	Kent County	4-00-04600-01-0300-00001	Vacant Land	1.20	Wetlands	General Industrial	None
61159	Kent County	4-00-04600-02-0400-00001	Commercial	65.00	None	Residential Manufactured Home	None
60641	Kent County	4-00-04604-01-0100-00001	Single-Fam Residential	9.85	None	Limited Industrial	None
60380	Kent County	4-00-04604-01-3600-00001	Single-Fam Residential	0.46	None	Limited Industrial	None
60422	Kent County	4-00-04604-01-3700-00001	Vacant Land	4.66	Wetlands and acreage	Residential Manufactured Home	None
60404	Kent County	4-00-04604-01-3701-00001	Vacant Land	2.01	Wetlands and acreage	Residential Manufactured Home	None
3587	Kent County	5-00-18100-01-0600-00001	Manufactured Home	1.51	None	Agricultural Residential	None
3471	Kent County	5-00-18100-01-0700-00001	Single-Fam Residential	0.42	None	Agricultural Residential	None
3429	Kent County	5-00-18100-01-0801-00001	Agricultural-Residential	0.15	None	Agricultural Residential	None
3435	Kent County	5-00-18100-01-0803-00001	Agricultural-Residential	0.39	None	Agricultural Residential	None
3808	Kent County	5-00-18100-01-3300-00001	Agricultural-Residential	1.38	None	Agricultural Residential	None
3648	Kent County	5-00-18200-01-0101-00001	Manuf Home/Ret.Title	3.22	Acreage Configuration	Agricultural Residential	None
83035	Kent County	5-00-18200-01-0900-00001	Manufactured Home	53.40	None	Agricultural Residential	None
3768	Kent County	5-00-18200-01-1000-00001	Agricultural-Residential	4.94	None	Agricultural Residential	None
81720	Kent County	5-00-18200-01-1100-00001	Single-Fam Residential	28.77	None	Agricultural Residential	None
3779	Kent County	5-00-18200-01-4700-00001	Utility	1.38	None	Agricultural Residential	None
78570	Kent County	5-00-18200-02-0200-00001	Single-Fam Residential	223.16	None	Agricultural Residential	None
3387	Kent County	5-00-18212-01-3200-00001	Single-Fam Residential	0.90	None	Single Family Residential	None
3388	Kent County	5-00-18212-01-3300-00001	Single-Fam Residential	0.63	None	Single Family Residential	None
3314	Kent County	5-00-18212-01-3400-00001	Single-Fam Residential	0.61	None	Single Family Residential	None
3265	Kent County	5-00-18212-01-3500-00001	Single-Fam Residential	0.65	None	Single Family Residential	None
3242	Kent County	5-00-18212-01-5600-00001	Single-Fam Residential	1.08	None	Single Family Residential	None
38906	Kent County	5-00-18212-01-5700-00001	Single-Fam Residential	0.54	None	Single Family Residential	None
3119	Kent County	5-00-18212-01-5800-00001	Single-Fam Residential	0.62	None	Single Family Residential	None
10280	Kent County	6-00-14800-01-2900-00001	Agricultural-Residential	28.20	Parcels Adjacent to one another	Agricultural Residential	None
9965	Kent County	6-00-14800-01-2905-00001	Agricultural-Residential	16.06	Parcels Adjacent to one another	Agricultural Residential	None
83037	Kent County	6-00-14800-01-3500-00001	Single-Fam Residential	9.19	None	Agricultural Residential	None
10005	Kent County	6-00-14800-01-3501-00001	Agricultural-Land	78.80	Parcels Adjacent to one another	Agricultural Residential	None
9576	Kent County	6-00-14800-01-4101-00001	Agricultural-Land	18.42	Wetlands	Agricultural Residential	None
9749	Kent County	6-00-14800-01-4200-00001	Agricultural-Residential	26.20	None	Agricultural Residential	None
9349	Kent County	6-00-15900-01-3101-00001	Agricultural-Residential	15.37	Wetlands	Agricultural Residential	None
9408	Kent County	6-00-15900-01-3200-00001	Agricultural-Residential	9.08	Wetlands	Agricultural Residential	None
9480	Kent County	6-00-15900-01-3201-00001	Agricultural-Residential	77.14	None	Agricultural Conservation	None
8709	Kent County	6-00-15900-01-3700-00001	Miscellaneous Imps.	0.62	None	Agricultural Residential	None
8664	Kent County	6-00-15900-01-5500-00001	Manuf Home/Ret.Title	1.00	None	Agricultural Residential	None
8635	Kent County	6-00-15900-01-5600-00001	Manufactured Home	1.00	None	Agricultural Residential	None
8597	Kent County	6-00-15900-01-5700-00001	Manufactured Home	1.00	None	Agricultural Residential	None
8573	Kent County	6-00-15900-01-5800-00001	Manuf Home/Ret.Title	1.57	None	Agricultural Residential	None
8760	Kent County	6-00-15900-01-5901-00001	Single-Fam Residential	3.40	None	Agricultural Conservation	None
6877	Kent County	6-00-17000-02-2600-00001	Single-Fam Residential	1.16	None	Agricultural Residential	None
7007	Kent County	6-00-17000-02-2601-00001	Single-Fam Residential	0.64	None	Agricultural Residential	None
7074	Kent County	6-00-17000-02-2602-00001	Single-Fam Residential	0.64	None	Agricultural Residential	None
6943	Kent County	6-00-17000-02-2603-00001	Single-Fam Residential	0.76	None	Agricultural Residential	None
6689	Kent County	6-00-17000-02-2801-00001	Vacant Land	0.24	Acreage & Location parcel configuration	Single Family Residential	None
6881	Kent County	6-00-17000-02-2900-00001	Single-Fam Residential	0.62	None	Single Family Residential	None

OBJECTID	Jurisdiction	Parcel_ID	Land Use	ACREAGE	Notes	Zoning	Groupings
6958	Kent County	6-00-17000-02-3000-00001	Single-Fam Residential	0.79	None	Single Family Residential	None
7016	Kent County	6-00-17000-02-3100-00001	Single-Fam Residential	0.55	None	Single Family Residential	None
7111	Kent County	6-00-17000-02-3102-00001	Single-Fam Residential	0.79	None	Single Family Residential	None
82818	Kent County	6-00-17900-01-3300-00001	Industrial	127.04	None	Limited Industrial	None
2334	Kent County	6-00-17900-01-3800-00001	Industrial	59.37	None	Limited Industrial	None
3043	Kent County	6-00-17900-02-4300-00001	Vacant Land	0.14	Acreage	Limited Industrial	None
3059	Kent County	6-00-17900-02-4700-00001	Exempt	0.13	None	Limited Industrial	None
38902	Kent County	6-00-17900-02-4800-00001	Vacant Land	0.45	None	Limited Industrial	None
3407	Kent County	6-00-17900-02-5000-00001	Vacant Land	0.45	None	Agricultural Residential	None
3350	Kent County	6-00-17900-02-5100-00001	Single-Fam Residential	0.40	None	Limited Industrial	None
3322	Kent County	6-00-17900-02-5200-00001	Manufactured Home	1.00	None	Limited Industrial	None
3416	Kent County	6-00-17900-02-5900-00001	Vacant Land	1.75	Adjacent to Harrington	Limited Industrial	None
3061	Kent County	6-00-18000-02-0700-00001	Agricultural-Residential	0.11	None	Agricultural Residential	None
38904	Kent County	6-00-18000-02-0800-00001	Manufactured Home	0.28	None	Agricultural Residential	None
3118	Kent County	6-00-18000-02-1100-00001	Manufactured Home	0.50	None	Agricultural Residential	None
3029	Kent County	6-00-18000-02-5100-00001	Agricultural-Residential	70.94	None	Agricultural Residential	None
3005	Kent County	6-00-18000-02-5101-00001	Single-Fam Residential	1.92	None	Agricultural Residential	None
80433	Kent County	6-00-18000-02-5200-00001	Agricultural-Land	120.47	None	Agricultural Residential	None
5790	Kent County	6-00-18000-03-0100-00001	Single-Fam Residential	118.93	None	Agricultural Residential	None
4922	Kent County	6-00-18000-03-0200-00001	Single-Fam Residential	89.78	None	Agricultural Residential	None
80434	Kent County	6-00-18000-03-0300-00001	Agricultural-Land	60.82	None	Agricultural Residential	None
82030	Kent County	6-00-18000-03-0400-00001	Agricultural-Land	61.54	None	Agricultural Residential	None
3175	Kent County	6-00-18000-03-6400-00001	Agricultural-Residential	4.83	None	Agricultural Residential	None
82031	Kent County	6-00-18000-03-6600-00001	Single-Fam Residential	2.39	None	Agricultural Residential	None
5872	Kent County	6-00-18100-01-0100-00001	Agricultural-Land	174.47	None	Agricultural Residential	None
3290	Kent County	6-00-18100-01-0500-00001	Single-Fam Residential	0.98	None	Agricultural Residential	None
3285	Kent County	6-00-18100-01-0600-00001	Agricultural-Residential	0.57	None	Agricultural Residential	None
3280	Kent County	6-00-18100-01-0800-00001	Exempt	1.05	None	Agricultural Residential	None
3279	Kent County	6-00-18100-01-0900-00001	Agricultural-Residential	7.09	None	Agricultural Residential	None
3262	Kent County	6-00-18100-01-1000-00001	Single-Fam Residential	1.61	None	Agricultural Residential	None
3257	Kent County	6-00-18100-01-1001-00001	Manufactured Home	1.70	None	Agricultural Residential	None
3255	Kent County	6-00-18100-01-1100-00001	Agricultural-Residential	3.77	None	Agricultural Residential	None
3249	Kent County	6-00-18100-01-1200-00001	Manufactured Home	2.89	None	Agricultural Residential	None
3243	Kent County	6-00-18100-01-1300-00001	Manufactured Home	4.22	None	Agricultural Residential	None
3238	Kent County	6-00-18100-01-1402-00001	Manuf Home/Ret.Title	3.57	None	Agricultural Residential	None
3233	Kent County	6-00-18100-01-1501-00001	Manufactured Home	1.99	None	Agricultural Residential	None
3228	Kent County	6-00-18100-01-1600-00001	Single-Fam Residential	3.60	None	Agricultural Residential	None
3219	Kent County	6-00-18100-01-1700-00001	Agricultural-Residential	3.14	None	Agricultural Residential	None
3216	Kent County	6-00-18100-01-1800-00001	Manufactured Home	3.08	None	Agricultural Residential	None
3213	Kent County	6-00-18100-01-1901-00001	Manufactured Home	1.92	None	Agricultural Residential	None
3203	Kent County	6-00-18100-01-2000-00001	Agricultural-Residential	11.01	None	Agricultural Residential	None
3185	Kent County	6-00-18100-01-2100-00001	Agricultural-Residential	8.18	None	Agricultural Residential	None
3180	Kent County	6-00-18100-01-2200-00001	Single-Fam Residential	5.79	None	Agricultural Residential	None
3176	Kent County	6-00-18100-01-2300-00001	Single-Fam Residential	8.04	None	Agricultural Residential	None
1010	Kent County	6-00-19300-01-1800-00001	Vacant Land	0.35	Acreage and Configuration	Agricultural Residential	None
1032	Kent County	6-00-19300-01-1900-00001	Vacant Land	0.43	Acreage and Configuration	Agricultural Residential	None
1021	Kent County	6-00-19300-01-2000-00001	Manufactured Home	0.74	Developed	Agricultural Residential	None

OBJECTID	Jurisdiction	Parcel_ID	Land Use	ACREAGE	Notes	Zoning	Groupings
804	Kent County	6-00-19312-02-1800-00001	Manufactured Home	0.03	Acreage & Developed	Agricultural Residential	None
38788	Kent County	6-00-19900-01-1900-00001	Industrial	56.18	None	General Industrial & Agricultural Residential	None
387	Kent County	6-00-19900-01-1900-00001	Commercial	4.04	Wetlands	Agricultural Residential	None
83043	Kent County	6-00-19900-01-2200-00001	Single-Fam Residential	46.28	None	Agricultural Residential	None
82953	Kent County	6-00-19900-01-3300-00001	Agricultural-Residential	204.72	None	Agricultural Residential	None
80159	Kent County	6-00-19900-01-3400-00001	Single-Fam Residential	12.02	None	Agricultural Residential	None
317	Kent County	6-00-19900-01-3501-00001	Agricultural-Residential	16.01	Wetlands	Agricultural Residential	None
38787	Kent County	6-00-19900-01-4700-00001	Agricultural-Land	37.36	None	Agricultural Residential	None
313	Kent County	6-00-19900-01-4701-00001	Agricultural-Residential	22.28	None	Agricultural Residential	None
28605	Kent County	7-00-10200-02-3700-00001	Vacant Land	5.47	None	Agricultural Conservation	None
28650	Kent County	7-00-10200-02-3704-00001	Commercial	2.90	None	Agricultural Conservation	None
31135	Kent County	7-00-10300-01-0100-00001	Single-Fam Residential	38.25	Adjacent to Camden	Single Family Residential	None
26869	Kent County	7-00-10300-01-5004-00001	Single-Fam Residential	4.73	None	Agricultural Residential	None
27568	Kent County	7-00-10300-01-5013-00001	Single-Fam Residential	2.19	None	Agricultural Residential	None
28241	Kent County	7-00-10300-01-5014-00001	Single-Fam Residential	1.69	None	Agricultural Residential	None
27439	Kent County	7-00-10300-01-5018-00001	Vacant Land	1.90	None	Agricultural Residential	None
27101	Kent County	7-00-10300-01-5019-00001	Vacant Land	1.56	None	Agricultural Residential	None
28829	Kent County	7-00-10305-01-0100-00001	Vacant Land	0.59	None	R-2	None
28761	Kent County	7-00-10305-01-0200-00001	Single-Fam Residential	0.77	Residential Lot	Single Family Residential	None
80129	Kent County	7-00-11000-01-2002-00001	Agricultural-Land	56.81	None	General Industrial, Agricultural Residential & Agricultural Conservation	None
23568	Kent County	7-00-11000-01-6400-00001	Single-Fam Residential	73.97	None	Agricultural Residential	None
22715	Kent County	7-00-11000-01-6600-00001	Agricultural-Land	31.40	None	Agricultural Residential	None
39715	Kent County	7-00-11900-01-1205-00001	Single-Fam Residential	2.50	None	Agricultural Residential	None
18292	Kent County	7-00-11900-02-4900-00001	Vacant Land	4.53	Wetlands	Agricultural Residential	None
17911	Kent County	8-00-12800-02-1000-00001	Single-Fam Residential	0.97	None	Agricultural Residential	None
15953	Kent County	8-00-12800-02-3900-00001	Single-Fam Residential	1.59	None	Agricultural Residential	None
15657	Kent County	8-00-12800-02-4000-00001	Single-Fam Residential	0.63	None	Agricultural Residential	None
15628	Kent County	8-00-12800-02-4100-00001	Single-Fam Residential	0.44	None	Agricultural Residential	None
15611	Kent County	8-00-12800-02-4200-00001	Single-Fam Residential	1.50	None	Agricultural Residential	None
82102	Kent County	8-00-12800-02-4400-00001	Manufactured Home	0.73	None	Agricultural Residential	None
82101	Kent County	8-00-12800-02-4500-00001	Single-Fam Residential	2.00	None	Agricultural Residential	None
15590	Kent County	8-00-12800-02-4502-00001	Vacant Land	4.81	None	BG	None
15390	Kent County	8-00-12800-02-4800-00001	Commercial	4.25	None	Limited Industrial	None
15122	Kent County	8-00-12800-02-6500-00001	Commercial	2.55	None	General Industrial	None
15318	Kent County	8-00-12800-02-6501-00001	Commercial	2.50	None	General Industrial	None
17937	Kent County	8-00-12802-01-1200-00001	Single-Fam Residential	7.09	None	Agricultural Residential	None
13148	Kent County	8-00-13800-02-0600-00001	Single-Fam Residential	119.12	None	Agricultural Conservation	None
12974	Kent County	8-00-13800-02-2501-00001	Agricultural-Residential	12.84	Wetlands and Configuration	Agricultural Residential	None
11795	Kent County	8-00-14800-01-0401-00001	Agricultural-Land	44.92	None	Agricultural Residential	None
11190	Kent County	8-00-14800-01-0500-00001	Manufactured Home	3.13	None	Agricultural Residential	None
11450	Kent County	8-00-14800-01-0503-00001	Manuf Home/Ret.Title	4.52	None	Agricultural Residential	None
11061	Kent County	8-00-14800-01-0509-00001	Manuf Home/Ret.Title	3.35	None	Agricultural Residential	None
11350	Kent County	8-00-14800-01-0510-00001	Manuf Home/Ret.Title	5.50	None	Agricultural Residential	None
10870	Kent County	8-00-14800-01-0703-00001	Single-Fam Residential	0.45	None	Agricultural Residential	None
11647	Kent County	8-00-14800-01-0900-00001	Single-Fam Residential	13.23	None	Agricultural Residential	None
10996	Kent County	8-00-14800-01-0901-00001	Manufactured Home	0.75	None	Agricultural Residential	None
11076	Kent County	8-00-14800-01-0901-00001	Single-Fam Residential	1.75	None	Agricultural Residential	None

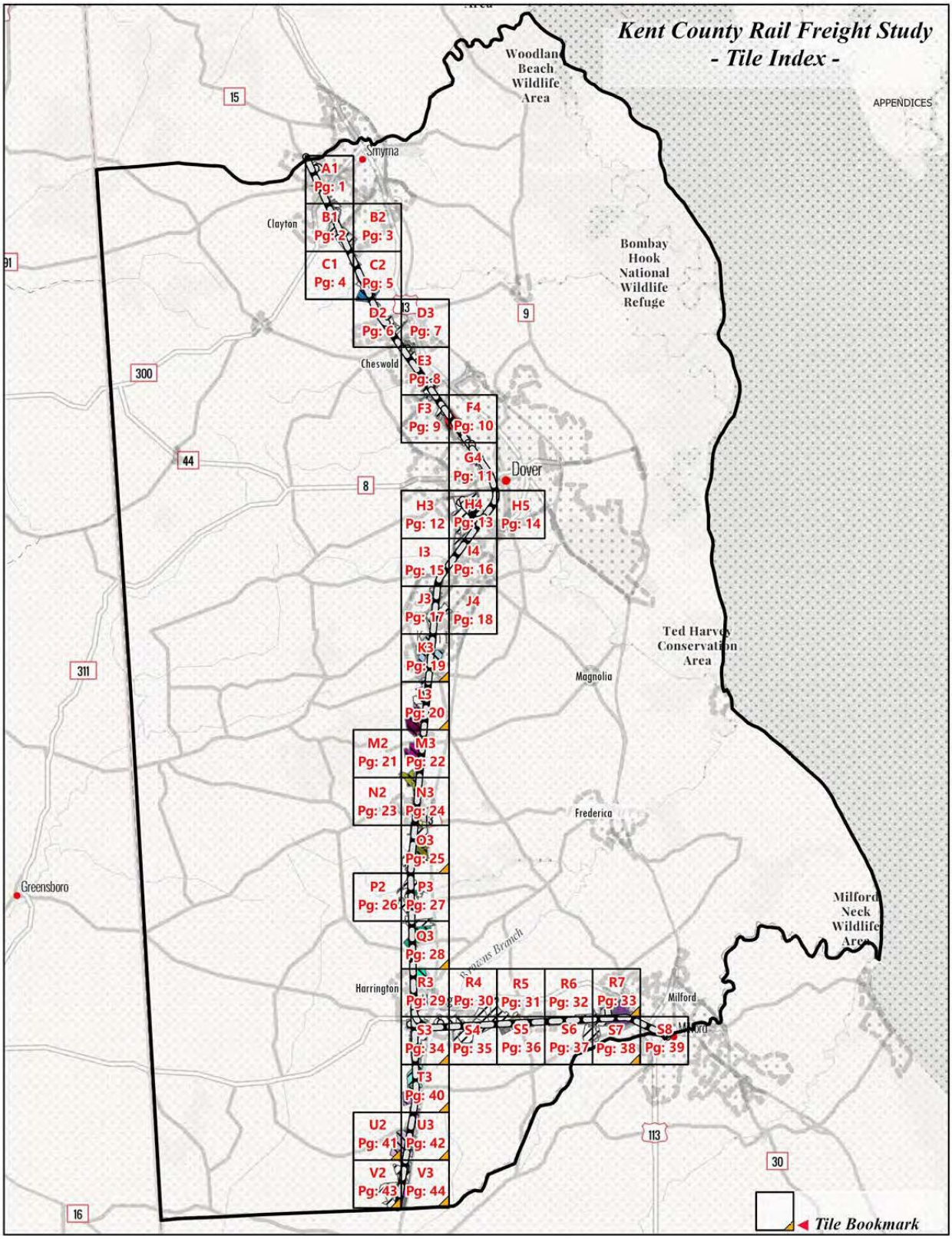
OBJECTID	Jurisdiction	Parcel_ID	Land Use	ACREAGE	Notes	Zoning	Groupings
10917	Kent County	8-00-14800-01-0903-00001	Single-Fam Residential	0.27	None	Agricultural Residential	None
10814	Kent County	8-00-14800-01-2000-00001	Single-Fam Residential	2.43	None	Agricultural Residential	None
10768	Kent County	8-00-14800-01-2100-00001	Single-Fam Residential	0.52	None	Agricultural Residential	None
10735	Kent County	8-00-14800-01-2201-00001	Single-Fam Residential	0.80	None	Agricultural Residential	None
10658	Kent County	8-00-14800-01-2300-00001	Single-Fam Residential	0.96	None	Agricultural Residential	None
10630	Kent County	8-00-14800-01-2301-00001	Single-Fam Residential	0.77	None	Agricultural Residential	None
10613	Kent County	8-00-14800-01-2600-00001	Agricultural-Land	47.45	None	Agricultural Residential	None
10691	Kent County	8-00-14800-01-2600-00001	Agricultural-Land	98.93	None	Agricultural Residential	None
31720	Town of Camden	7-02-09400-01-0800-00001	Commercial	84.58	Manufactured Home Park	Single Family Residential	None
33040	Town of Camden	7-02-09400-01-1702-00001	Exempt	0.73	Mini Storage	Highway Commercial	None
33550	Town of Camden	7-02-09400-01-1704-00001	Commercial	2.24	Mini Storage	Highway Commercial	None
33205	Town of Camden	7-02-09400-01-1705-00001	Commercial	1.89	Mini Storage	Highway Commercial	None
32843	Town of Camden	7-02-09400-01-2002-00001	Exempt	5.85	Mini Storage	Highway Commercial	None
29025	Town of Camden	7-02-10305-02-6300-00001	Single-Fam Residential	1.18	Residential Lot	Single Family Residential	None
40087	Town of Camden	7-02-10305-02-6400-00001	Single-Fam Residential	0.68	Residential Lot	Single Family Residential	None
29190	Town of Camden	7-02-10305-02-6600-00001	Single-Fam Residential	0.73	Residential Lot	Single Family Residential	None
29270	Town of Camden	7-02-10305-02-6700-00001	Single-Fam Residential	0.57	Residential Lot	Single Family Residential	None
29352	Town of Camden	7-02-10305-02-6800-00001	Single-Fam Residential	0.57	Residential Lot	Single Family Residential	None
29435	Town of Camden	7-02-10305-02-7600-00001	Single-Fam Residential	0.57	Residential Lot	Single Family Residential	None
29529	Town of Camden	7-02-10305-02-7700-00001	Single-Fam Residential	0.57	Residential Lot	Single Family Residential	None
29601	Town of Camden	7-02-10305-02-7800-00001	Single-Fam Residential	0.57	Residential Lot	Single Family Residential	None
29667	Town of Camden	7-02-10305-02-7900-00001	Single-Fam Residential	0.57	Residential Lot	Single Family Residential	None
40125	Town of Camden	7-02-10305-02-8000-00001	Single-Fam Residential	0.57	Residential Lot	Single Family Residential	None
29830	Town of Camden	7-02-10305-02-8100-00001	Single-Fam Residential	0.57	Residential Lot	Single Family Residential	None
30006	Town of Camden	7-02-10305-02-8200-00001	Single-Fam Residential	0.81	Residential Lot	Single Family Residential	None
30084	Town of Camden	7-02-10305-02-8300-00001	Vacant Land	1.22	Residential Lot	Single Family Residential	None
30340	Town of Camden	7-02-10305-03-0100-00001	Single-Fam Residential	37.82	None	Single Family Residential	None
61461	Town of Cheswold	4-03-04600-01-0723-00001	Industrial	0.50	Acreage & Developed	Industrial	None
80807	Town of Cheswold	4-03-04602-05-9900-00001	Open Space	37.96	Open Space	Residential	None
61826	Town of Cheswold	4-03-04611-01-0100-00001	Commercial	4.66	None	Residential	None
73446	Town of Clayton	3-04-01804-01-9900-00001	Open Space	10.36	Residential Open Space	Residential (Open Space)	None
76445	Town of Clayton	1-04-00900-01-0200-00001	Commercial	3.75	None	Industrial	None
77259	Town of Clayton	1-04-00900-01-0300-00001	Commercial	28.52	None	Residential	None
73892	Town of Clayton	3-04-01811-01-5700-00001	Commercial	1.19	Utilities	Utilities	None
992	Town of Farmington	6-06-19312-01-2000-00001	Vacant Land	0.10	Lot, area & depth even if parcels are combined	Residential	None
986	Town of Farmington	6-06-19312-01-2100-00001	Single-Fam Residential	0.44	Lot, area & depth even if parcels are combined	Residential	None
972	Town of Farmington	6-06-19312-01-2200-00001	Manuf Home/Ret.Title	0.43	Lot, area & depth even if parcels are combined	Residential	None
960	Town of Farmington	6-06-19312-01-2300-00001	Vacant Land	0.52	Lot, area & depth even if parcels are combined	Residential	None
947	Town of Farmington	6-06-19312-01-2501-00001	Manufactured Home	0.70	Lot, area & depth even if parcels are combined	Residential	None
918	Town of Farmington	6-06-19312-01-3800-00001	Manufactured Home	0.24	Lot, area & depth even if parcels are combined	Residential	None
930	Town of Farmington	6-06-19312-01-3900-00001	Manuf Home/Ret.Title	0.35	Lot, area & depth even if parcels are combined	Residential	None
821	Town of Farmington	6-06-19312-01-4600-00001	Manufactured Home	0.35	Acreage & Developed	Residential	None
14958	Town of Felton	8-07-12820-01-1201-00001	Exempt	1.95	Developed; business	Institutional	None
14639	Town of Felton	8-07-12820-01-4900-00001	Single-Fam Residential	0.48	Residential Lots	Residential	None
14577	Town of Felton	8-07-12820-01-6200-00001	Single-Fam Residential	0.51	Residential Lots	Residential	None
14476	Town of Felton	8-07-12820-01-6300-00001	Single-Fam Residential	0.21	Residential Lots	Residential	None
15526	Town of Felton	8-07-12820-03-0100-00001	Commercial	7.06	Developed; Multi-family Residential	Multi-Family Residential	None

OBJECTID	Jurisdiction	Parcel_ID	Land Use	ACREAGE	Notes	Zoning	Groupings
13221	Town of Felton	8-07-13800-01-0100-00001	Industrial	2.92	Existing Industrial Business, parcel configuration	Industrial	None
13159	Town of Felton	8-07-13800-01-0200-00001	Industrial	2.95	Business, parcel configuration	Industrial	None
13121	Town of Felton	8-07-13800-01-0300-00001	Industrial	6.19	Business, parcel configuration	Industrial	None
13652	Town of Felton	8-07-13808-01-4800-00001	Commercial Vacant Land	0.77	Parcel shape and shallow depth	Residential	None
13872	Town of Felton	8-07-13808-01-4800-00001	Commercial Vacant Land	0.21	Acreage	Commercial	None
13751	Town of Felton	8-07-13808-01-5600-00001	Commercial	0.69	None	Commercial	None
81381	Town of Felton	8-07-13808-01-6600-00001	Commercial	1.07	Existing Business	Commercial	None
13286	Town of Felton	8-07-13808-01-7100-00001	Industrial	1.07	Business, parcel configuration	Industrial	None
5391	Town of Harrington	6-09-17020-03-9201-00001	Commercial	1.13	May be added w/ other parcels, but shallow depth	R-1	None
81729	Town of Harrington	6-09-17002-01-0100-00001	Vacant Land	24.69	Configuration and wetlands	Multi Zoning	None
81730	Town of Harrington	6-09-17002-01-0200-00001	Single-Fam Residential	5.17	Configuration and wetlands	Multi Zoning	None
6609	Town of Harrington	6-09-17016-01-5500-00001	Commercial	1.65	May be added w/ other parcels, but shallow depth	Service Commercial	None
6426	Town of Harrington	6-09-17016-01-5800-00001	Single-Fam Residential	0.28	Residential Lot	One Family Residential	None
6397	Town of Harrington	6-09-17016-01-5900-00001	Single-Fam Residential	0.36	Residential Lot	One Family Residential	None
6363	Town of Harrington	6-09-17016-01-6000-00001	Single-Fam Residential	0.35	Residential Lot	One Family Residential	None
6325	Town of Harrington	6-09-17016-01-6100-00001	Single-Fam Residential	0.27	Residential Lot	One Family Residential	None
6299	Town of Harrington	6-09-17016-01-6200-00001	Single-Fam Residential	0.19	Residential Lot	One Family Residential	None
6276	Town of Harrington	6-09-17016-01-6300-00001	Single-Fam Residential	0.19	Residential Lot	One Family Residential	None
6251	Town of Harrington	6-09-17016-01-6400-00001	Single-Fam Residential	0.53	Residential Lot	One Family Residential	None
6184	Town of Harrington	6-09-17016-01-6500-00001	Single-Fam Residential	0.55	Residential Lot	One Family Residential	None
6115	Town of Harrington	6-09-17016-01-6600-00001	Single-Fam Residential	0.27	Residential Lot	One Family Residential	None
6047	Town of Harrington	6-09-17016-01-6700-00001	Single-Fam Residential	0.27	Residential Lot	One Family Residential	None
6082	Town of Harrington	6-09-17016-01-6701-00001	Single-Fam Residential	0.27	Residential Lot	One Family Residential	None
6021	Town of Harrington	6-09-17016-01-6800-00001	Single-Fam Residential	0.26	Residential Lot	One Family Residential	None
5985	Town of Harrington	6-09-17016-01-6900-00001	Single-Fam Residential	0.37	Residential Lot	One Family Residential	None
6774	Town of Harrington	6-09-17016-01-8600-00001	Commercial	1.61	May be added w/ other parcels, but shallow depth	Service Commercial	None
6831	Town of Harrington	6-09-17016-02-0100-00001	Single-Fam Residential	1.67	Residential Lot	One Family Residential	None
6372	Town of Harrington	6-09-17016-02-0200-00001	Single-Fam Residential	0.59	Residential Lot	One Family Residential	None
6419	Town of Harrington	6-09-17016-02-0201-00001	Single-Fam Residential	0.43	Residential Lot	One Family Residential	None
6468	Town of Harrington	6-09-17016-02-0202-00001	Single-Fam Residential	0.43	Residential Lot	One Family Residential	None
6515	Town of Harrington	6-09-17016-02-0203-00001	Single-Fam Residential	0.43	Residential Lot	One Family Residential	None
6554	Town of Harrington	6-09-17016-02-0204-00001	Single-Fam Residential	0.43	Residential Lot	One Family Residential	None
6617	Town of Harrington	6-09-17016-02-0205-00001	Single-Fam Residential	0.54	Residential Lot	One Family Residential	None
6284	Town of Harrington	6-09-17016-02-3500-00001	Single-Fam Residential	0.26	Residential Lot	One Family Residential	None
6234	Town of Harrington	6-09-17016-02-3600-00001	Single-Fam Residential	0.26	Residential Lot	One Family Residential	None
6180	Town of Harrington	6-09-17016-02-3700-00001	Single-Fam Residential	0.46	Residential Lot	One Family Residential	None
6025	Town of Harrington	6-09-17016-02-6500-00001	Single-Fam Residential	0.11	Residential Lot	R-1	None
6071	Town of Harrington	6-09-17016-02-6600-00001	Single-Fam Residential	0.50	Residential Lot	One Family Residential	None
5452	Town of Harrington	6-09-17020-03-8801-00001	Vacant Land	0.17	May be added w/ other parcels, but shallow depth	R-1	None
5917	Town of Harrington	6-09-17020-04-0100-00001	Commercial	0.31	May be added w/ other parcels, but shallow depth	Service Commercial	None
5832	Town of Harrington	6-09-17020-04-0200-00001	Commercial	0.56	May be added w/ other parcels, but shallow depth	Service Commercial	None
5711	Town of Harrington	6-09-17020-04-0300-00001	Commercial	0.52	May be added w/ other parcels, but shallow depth	Service Commercial	None
5622	Town of Harrington	6-09-17020-04-0400-00001	Single-Fam Residential	0.25	May be added w/ other parcels, but shallow depth	One Family Residential	None
5581	Town of Harrington	6-09-17020-04-0500-00001	Single-Fam Residential	0.16	May be added w/ other parcels, but shallow depth	One Family Residential	None
5513	Town of Harrington	6-09-17020-04-0600-00001	Single-Fam Residential	0.16	May be added w/ other parcels, but shallow depth	One Family Residential	None
5551	Town of Harrington	6-09-17020-04-0701-00001	Single-Fam Residential	0.30	May be added w/ other parcels, but shallow depth	One Family Residential	None
4586	Town of Harrington	6-09-17908-01-6600-00001	Vacant Land	0.35	Acreage & Configuration	C-3	None

OBJECTID	Jurisdiction	Parcel_ID	Land Use	ACREAGE	Notes	Zoning	Groupings
4512	Town of Harrington	6-09-17908-01-6700-00001	Commercial	1.28	Acreage & Configuration	Service Commercial	None
4255	Town of Harrington	6-09-17908-01-7700-00001	Exempt	1.02	Developed; small acreage	Manufacturing	None
3739	Town of Harrington	6-09-17908-03-0900-00001	Commercial	16.91	Parcel currently developed by operating business	Manufacturing	None
3505	Town of Harrington	6-09-17908-07-6400-00001	Vacant Land	0.41	None	Unknown (Not in Comp Plan)	None
4008	Town of Harrington	6-09-18000-01-0700-00001	Industrial	48.64	None	Manufacturing	None
4185	Town of Harrington	6-09-18000-01-1400-00001	Exempt	38.32	proposed Industrial Park w/ Rail	Industrial Park	None
3229	Town of Harrington	6-09-18000-02-0100-00001	Commercial	9.30	Operating industrial Business	Manufacturing	None
3955	Town of Harrington	6-09-18000-03-0400-00001	Single-Fam Residential	37.20	Vacant	One Family Residential	None
4167	Town of Harrington	6-09-18005-01-5900-00001	Industrial	44.55	None	Manufacturing	None
3440	Town of Houston	5-11-18106-01-3200-00001	Vacant Land	0.43	None	Residential	None
3547	Town of Houston	5-11-18107-02-3600-00001	Single-Fam Residential	0.52	None	Residential	None
3553	Town of Houston	5-11-18107-02-4000-00001	Vacant Land	0.22	None	Residential	None
3555	Town of Houston	5-11-18107-02-4100-00001	Vacant Land	0.22	None	Residential	None
3666	Town of Houston	5-11-18107-02-4200-00001	Single-Fam Residential	0.99	None	Residential	None
3678	Town of Houston	5-11-18107-02-4300-00001	Single-Fam Residential	3.96	Developed - Small farm	Residential	None
3935	Town of Houston	5-11-18107-02-4400-00001	Commercial	7.79	Developed - Small Business	Commercial	None
3954	Town of Houston	5-11-18107-02-4700-00001	Vacant Land	0.38	Could be combined w/ other parcels	Residential	None
3378	Town of Houston	5-11-18110-01-0100-00001	Commercial	0.43	None	Commercial	None
3386	Town of Houston	5-11-18110-01-0500-00001	Commercial	0.57	None	Commercial	None
3389	Town of Houston	5-11-18110-01-0600-00001	Single-Fam Residential	0.16	None	Residential	None
3393	Town of Houston	5-11-18110-01-0700-00001	Exempt	0.22	None	Residential	None
3402	Town of Houston	5-11-18111-01-0100-00001	Exempt	0.64	None	Residential	None
3385	Town of Houston	5-11-18111-01-0200-00001	Vacant Land	0.18	None	General Business	None
3423	Town of Houston	5-11-18111-01-0400-00001	Exempt	1.07	None	General Business	None
3427	Town of Houston	5-11-18111-01-0611-00001	Manuf Home/Ret.Title	0.59	None	General Business	None
3390	Town of Houston	5-11-18111-01-2100-00001	Miscellaneous Imps.	0.84	None	General Business	None
81454	Town of Smyrna	1-17-01800-01-0401-00001	Exempt	43.23	Industrial park	Light Industrial / Employment Center	None
73506	Town of Smyrna	1-17-01800-01-0404-00001	Commercial	3.00	Industrial park	Light Industrial / Employment Center	None
73335	Town of Smyrna	1-17-01800-01-0406-00001	Commercial	1.50	Industrial park	Light Industrial / Employment Center	None
73243	Town of Smyrna	1-17-01800-01-0407-00001	Exempt	12.93	Industrial park	Light Industrial / Employment Center	None
73777	Town of Smyrna	1-17-01800-01-0417-00001	Commercial	4.32	Industrial park	Light Industrial / Employment Center	None
80578	Town of Smyrna	1-17-02803-02-9000-00001	Open Space	3.69	Open Space	Residential	None
82126	Town of Viola	7-18-11912-01-1300-00001	Single-Fam Residential	0.27	None	Unknown - (No Zoning Map reflected in Comp Plan)	None
80128	Town of Woodside	7-19-11012-01-1800-00001	Agricultural-Land	12.86	AG-LAND Preservation	Agriculture	None
25471	Town of Woodside	7-19-11105-01-1301-00001	Exempt	1.54	Acreage & Configuration	Institutional	None
83020	Town of Wyoming	2-20-08500-01-0100-00001	Single-Fam Residential	1.10	Historic Mill: acreage	Commercial	None
36910	Town of Wyoming	2-20-08500-01-0400-00001	Exempt	0.15	Acreage & irregular shaped parcels	Single Family Residential	None
37710	Town of Wyoming	2-20-08500-01-0600-00001	Exempt	20.56	New existing church	Single Family Residential	None
36837	Town of Wyoming	7-20-08518-01-0200-00001	Exempt	0.64	Acreage & irregular shaped parcels	Single Family Residential	None
36666	Town of Wyoming	7-20-08518-01-1100-00001	Single-Fam Residential	0.85	Acreage & irregular shaped parcels	Town Residential	None
36861	Town of Wyoming	7-20-08518-01-1200-00001	Commercial	0.84	Acreage and Location; irregular shape	Commercial	None
80294	Town of Wyoming	7-20-09400-01-0500-00001	Single-Fam Residential	15.14	Single Family Dwelling	Single Family Residential	None
34905	Town of Wyoming	7-20-09405-01-3300-00001	Commercial	1.59	Acreage, Irregular shape	Commercial	None
35761	Town of Wyoming	7-20-09406-01-5000-00001	Exempt	0.44	Acreage & Configuration	Town Center	None
35566	Town of Wyoming	7-20-09406-01-5500-00001	Commercial Vacant Land	0.38	Acreage & Configuration	Town Center	None
34904	Town of Wyoming	7-20-09409-01-0300-00001	Commercial	1.48	Acreage, irregular shape and developed	Commercial	None
34901	Town of Wyoming	7-20-09409-01-0700-00001	Commercial	6.25	Industrial Business, Concrete Plant	Industrial	None

OBJECTID	Jurisdiction	Parcel_ID	Land Use	ACREAGE	Notes	Zoning	Groupings
33450	Town of Wyoming	7-20-09409-03-5700-00001	Vacant Land	0.12	Single Family Residential, Open space.	Open Space	None
33420	Town of Wyoming	7-20-09409-03-5800-00001	Vacant Land	0.12	Single Family Residential, Open space.	Open Space	None
33390	Town of Wyoming	7-20-09409-03-5900-00001	Vacant Land	0.12	Single Family Residential, Open space.	Open Space	None
33342	Town of Wyoming	7-20-09409-03-6000-00001	Vacant Land	0.11	Single Family Residential, Open space.	Open Space	None
33301	Town of Wyoming	7-20-09409-03-6100-00001	Vacant Land	0.18	Single Family Residential, Open space.	Open Space	None
80297	Town of Wyoming	7-20-09409-03-6200-00001	Vacant Land	0.22	Single Family Residential, Open space.	Open Space	None
34152	Town of Wyoming	7-20-09409-03-9400-00001	Vacant Land	1.63	Single Family Residential, Open space.	Open Space	None
80292	Town of Wyoming	7-20-09409-03-9500-00001	Vacant Land	0.19	Single Family Residential, Open space, mill	Single Family Residential	None
38784	Kent County	6-00-19900-01-4704-00001	Agricultural-Land	37.17	None	Agricultural Residential	Sussex Line
113	Kent County	6-00-19900-01-4800-00001	Single-Fam Residential	7.66	None	Agricultural Residential	Sussex Line
122	Kent County	6-00-19900-01-4900-00001	Agricultural-Residential	4.93	None	Agricultural Residential	Sussex Line
81415	Kent County	6-00-19900-01-5100-00001	Agricultural-Residential	19.77	None	Agricultural Residential	Sussex Line
19186	Kent County	7-00-11900-02-4800-00001	Agricultural-Residential	132.96	Adjacent to Viola	Agricultural Residential	Viola
22168	Kent County	7-00-11000-01-6300-00001	Agricultural-Land	65.91	None	Agricultural Residential	Viola North
80372	Kent County	7-00-11900-01-1200-00001	Agricultural-Residential	34.99	None	Agricultural Residential	Viola North
20918	Kent County	7-00-11900-01-1400-00001	Single-Fam Residential	139.21	Adjacent to Viola	Agricultural Residential	Viola North
19948	Town of Viola	7-18-11912-01-0100-00001	Agricultural-Land	7.65	Adjacent to larger Parcel	Unknown - (No Zoning Map reflected in Comp Plan)	Viola North
82125	Town of Viola	7-18-11912-01-0400-00001	Single-Fam Residential	3.68	Adjacent to another parcel	Unknown - (No Zoning Map reflected in Comp Plan)	Viola North
19760	Town of Viola	7-18-11912-01-0401-00001	Vacant Land	0.12	Add to Adjacent property	Unknown - (No Zoning Map reflected in Comp Plan)	Viola North
34638	Town of Wyoming	7-20-09409-01-0500-00001	Commercial	17.16	None	Industrial	Wyoming

Appendix B


Kent County Rail Freight Study
- Tile Index -
APPENDICES
Woodland Beach Wildlife Area
Bombay Hook National Wildlife Refuge
Ted Harvey Conservation Area
Milford Neck Wildlife Area
Smyrna
Clayton
Cheswold
Dover
Magnolia
Frederica
Greensboro
Harrington
Milford
A1 Pg: 1
B1 Pg: 2
B2 Pg: 3
C1 Pg: 4
C2 Pg: 5
D2 Pg: 6
D3 Pg: 7
E3 Pg: 8
F3 Pg: 9
F4 Pg: 10
G4 Pg: 11
H3 Pg: 12
H4 Pg: 13
H5 Pg: 14
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L3 Pg: 20
M2 Pg: 21
M3 Pg: 22
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N3 Pg: 24
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P3 Pg: 27
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R5 Pg: 31
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Tile Bookmark

Kent County
Rail Freight Study

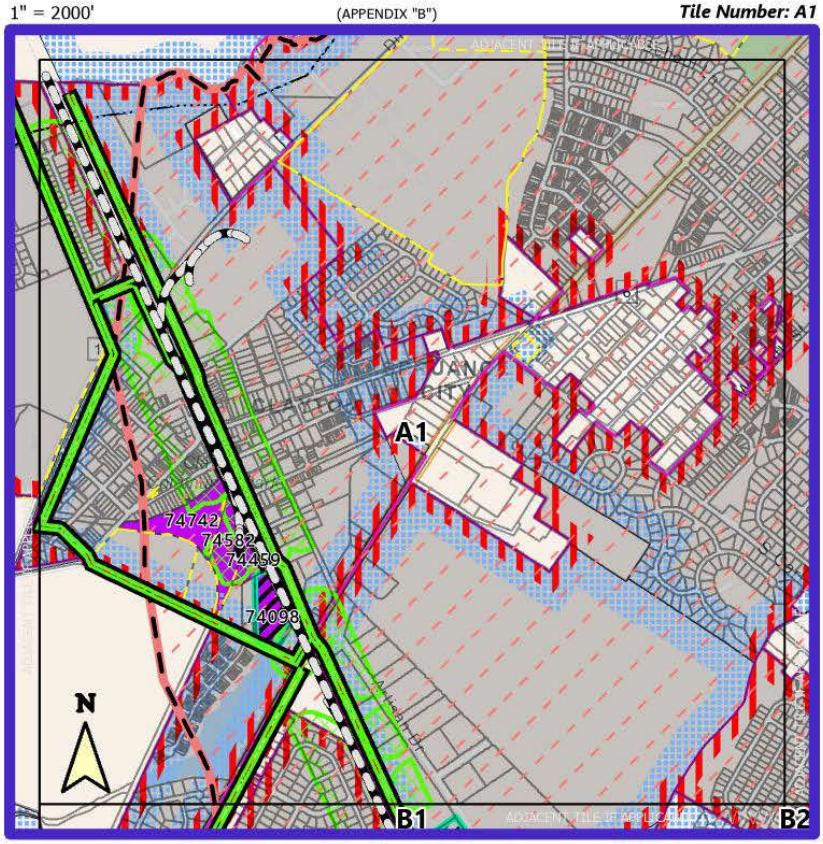
LEGEND

- Kent County Rail
- Natural Gas Line(s)

Delaware Planning Development

- PLUS Project Areas
- Kent County Growth Zone
- Power / Substations
- Chesapeake Natural Gas Service
- Sewer Districts
- Water Service Areas (DFM)

1" = 2000' (APPENDIX "B") **Tile Number: A1**



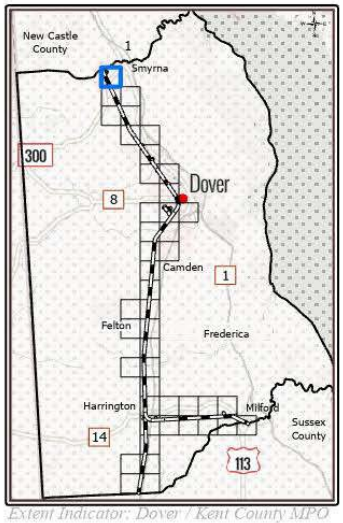
GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING
Clayton	74098	Utility	4.823445	Railroad
Clayton	74459	Exempt	3.650421	Railroad
Clayton	74582	Exempt	5.728616	Railroad
Clayton	74742	Exempt	8.522093	Railroad

Total Acreage of individual group

Groupings	SUM_ACREAGE
Clayton	22.724576

Grouped Acreage 22.72 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.



Extent Indicator: Dover / Kent County MPO

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Kent County
Rail Freight Study

LEGEND

- Kent County Rail
- Natural Gas Line(s)

Delaware Planning Development

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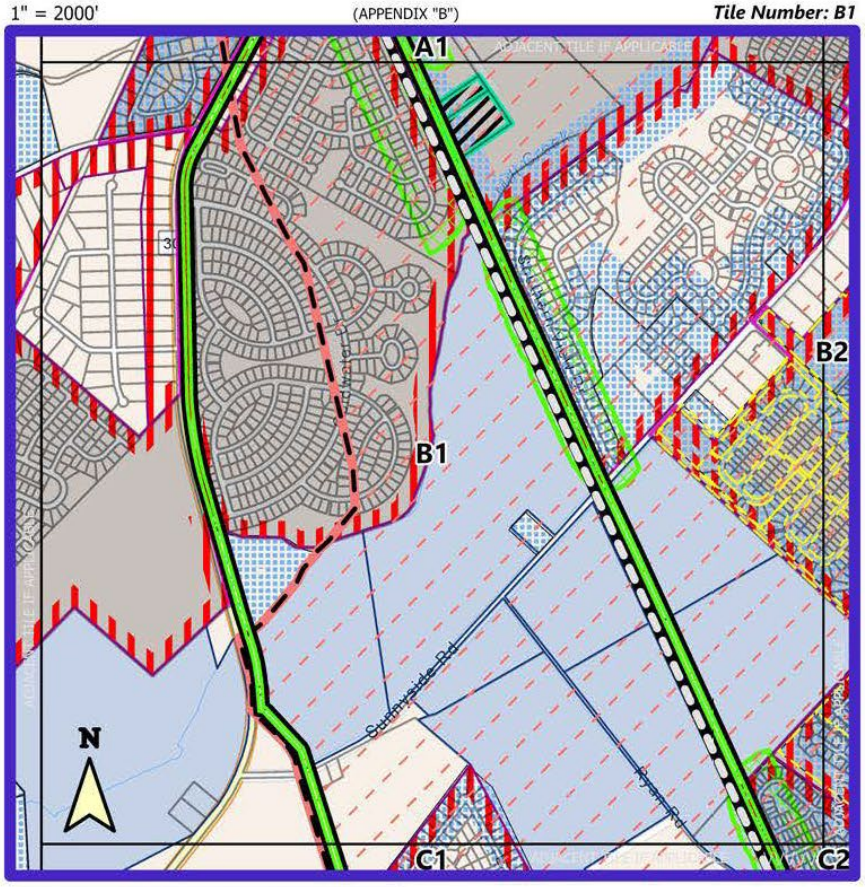
- Chesapeake Natural Gas Service
- Sewer Districts
- Water Service Areas (DFM)

Delaware Agriculture

- Ag Easement

1" = 2000' (APPENDIX "B") **Tile Number: B1**



GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING

NO GROUPS REFLECTED IN THIS TILE

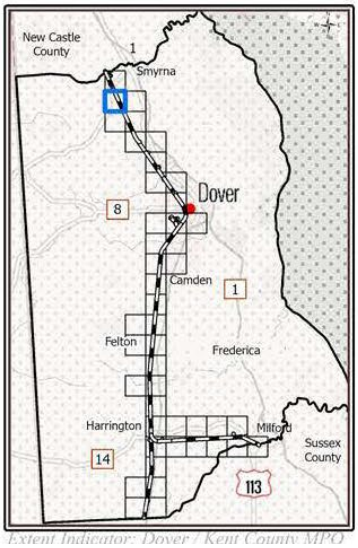
Total Acreage of individual group

Groupings	SUM_ACREAGE

NO GROUPINGS

Grouped Acreage 0.00 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.



Extent Indicator: Dover / Kent County MPO

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Kent County
Rail Freight Study

LEGEND

- Natural Gas Line(s)
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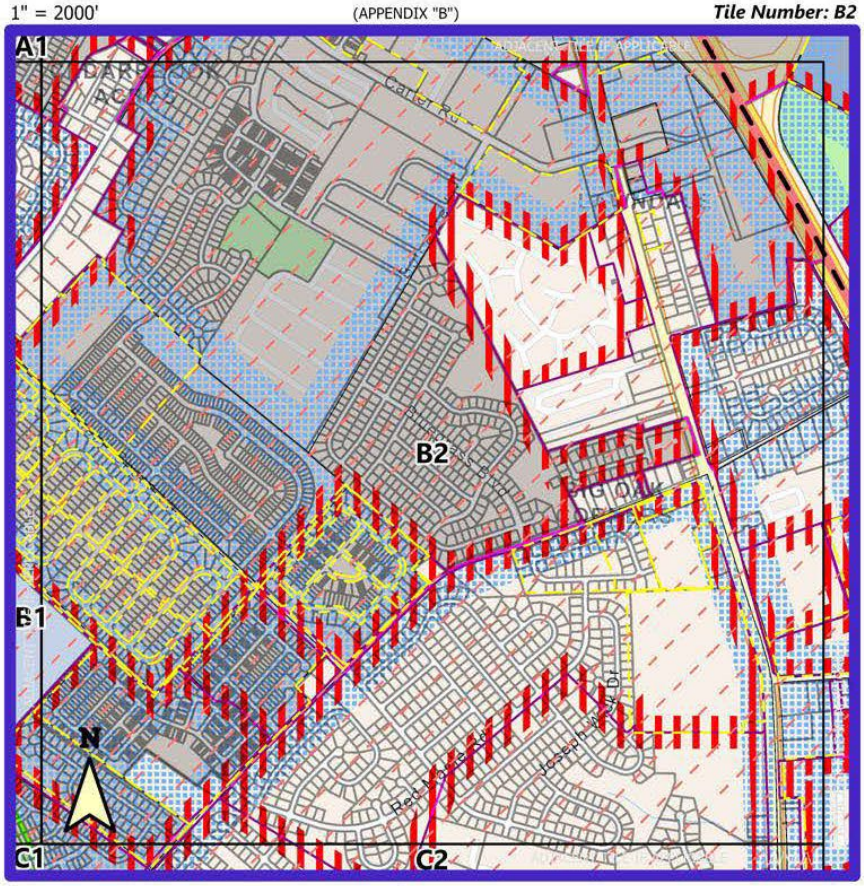
- Water Service Areas (DFM)
- Delaware Agriculture
- Ag Easement

1" = 2000' (APPENDIX "B") **Tile Number: B2**



GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING

NO GROUPS REFLECTED IN THIS TILE

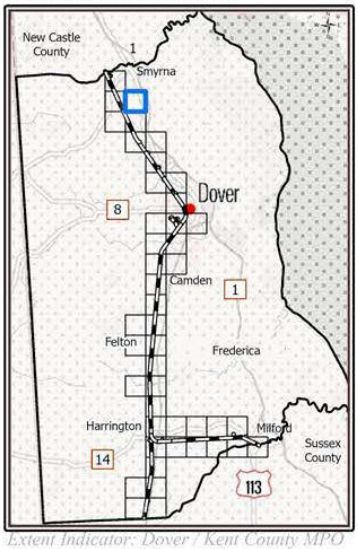
Total Acreage of individual group

Groupings	SUM_ACREAGE

NO GROUPINGS

Grouped Acreage 0.00 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.



Extent Indicator: Dover / Kent County MPO

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Kent County
Rail Freight Study

LEGEND

- Kent County Rail
- Natural Gas Line(s)

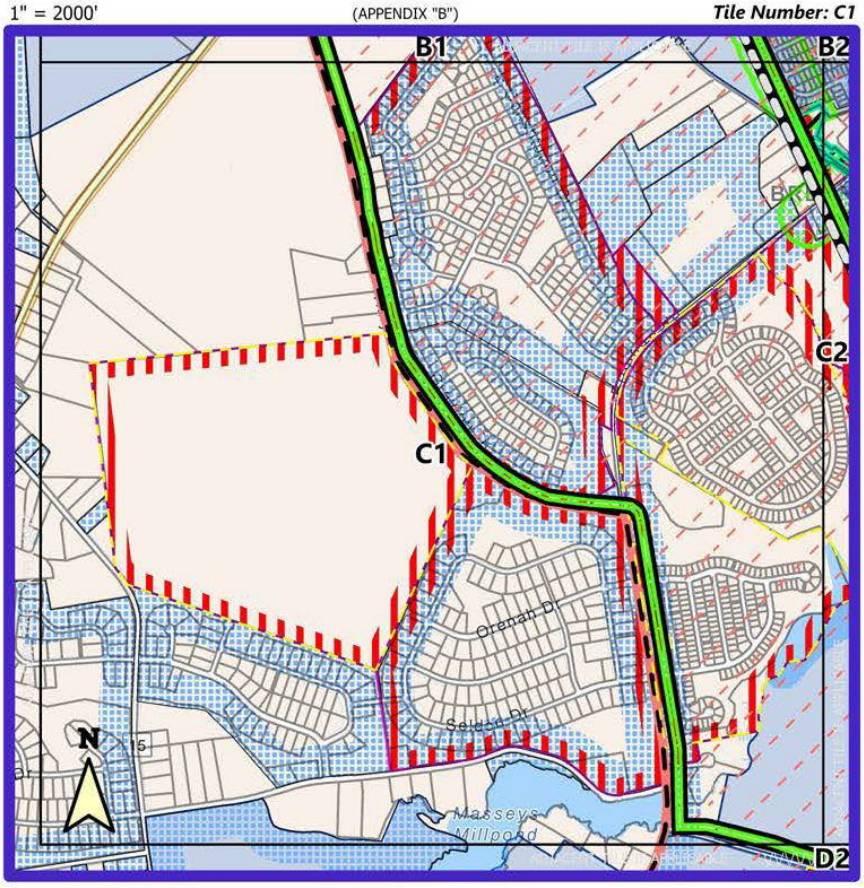
Delaware Planning Development

- PLUS Project Areas
- Kent County Growth Zone
- Power / Substations
- Chesapeake Natural Gas Service
- Sewer Districts
- Water Service Areas (DFM)

Delaware Agriculture

- Ag Easement

1" = 2000' (APPENDIX "B") **Tile Number: C1**



GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING

NO GROUPS REFLECTED IN THIS TILE

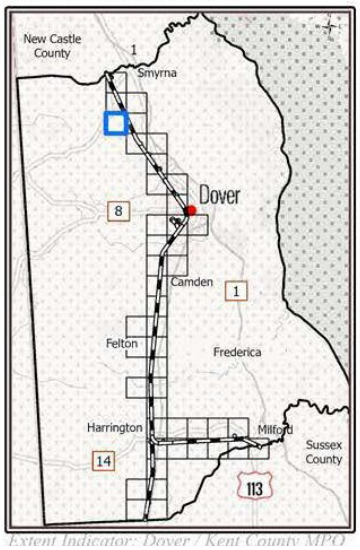
Total Acreage of individual group

Groupings	SUM_ACREAGE

NO GROUPINGS

Grouped Acreage 0.00 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.



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Kent County
Rail Freight Study

LEGEND

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- Water Service Areas (DFM)

Delaware Agriculture

- Ag Easement

1" = 2000' (APPENDIX "B") **Tile Number: C2**

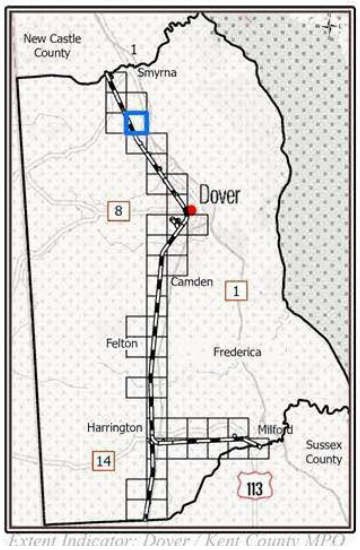
GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING
Garrison's Lake	64846	Single-Fam Residential	93.162147	Agricultural Conservation
Garrison's Lake	64862	Agricultural-Land	61.753389	Agricultural Conservation

Total Acreage of individual group

Groupings	SUM_ACREAGE
Garrison's Lake	154.915535

Grouped Acreage 154.92 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.



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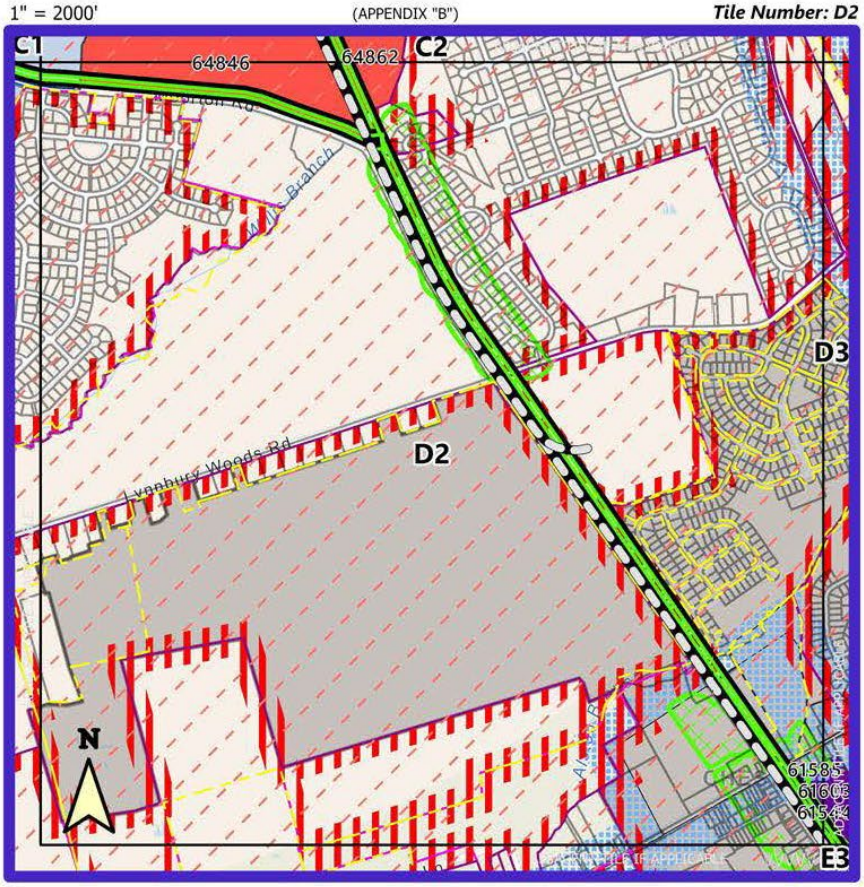
Kent County
Rail Freight Study

1" = 2000' (APPENDIX "B") **Tile Number: D2**



LEGEND

- Kent County Rail
- Natural Gas Line(s)

Delaware Planning Development

- PLUS Project Areas
- Kent County Growth Zone
- Chesapeake Natural Gas Service
- Sewer Districts
- Water Service Areas (DFM)

Delaware Agriculture

- Ag Easement

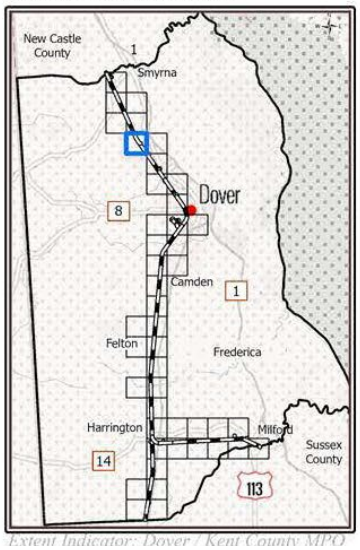
GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING
Cheswold	61544	Miscellaneous Imps.	5.395051	Industrial
Cheswold	61585	Industrial	9.84432	Industrial
Cheswold	61603	Industrial	4.482197	Commercial
Garrison's Lake	64846	Single-Fam Residential	93.162147	Agricultural Conservation
Garrison's Lake	64862	Agricultural-Land	61.753389	Agricultural Conservation

Total Acreage of individual group

Groupings	SUM_ACREAGE
Cheswold	64.623711
Garrison's Lake	154.915535

Grouped Acreage 219.54 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.



Extent Indicator: Dover / Kent County MPO

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Kent County
Rail Freight Study

LEGEND

- Kent County Rail
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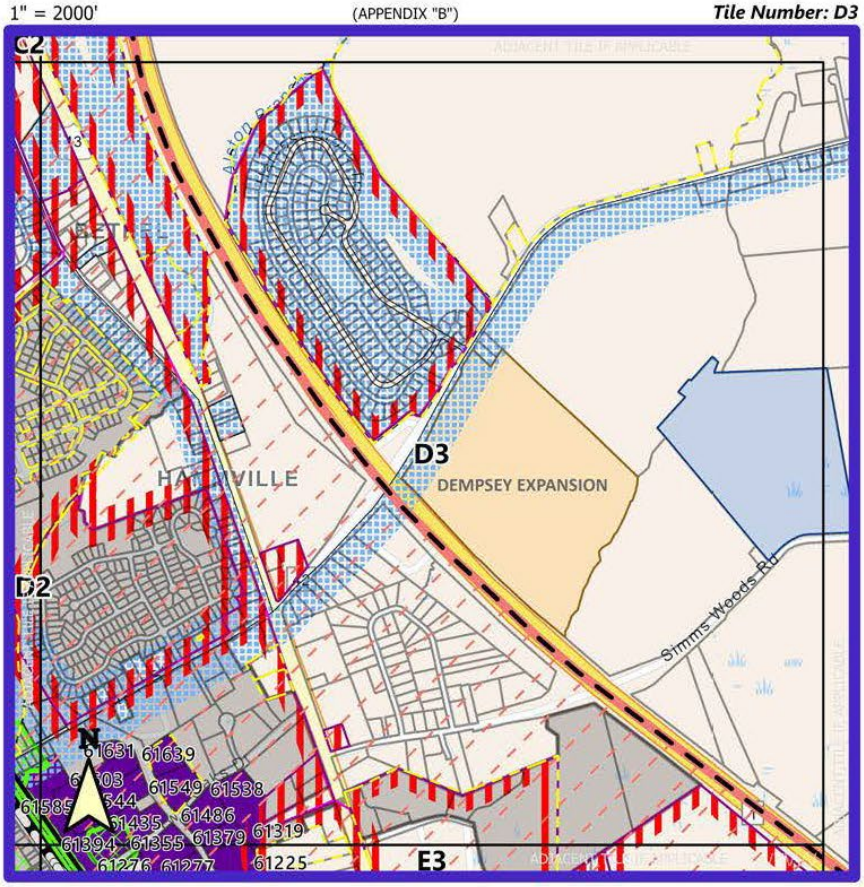
Delaware Planning Development

- PLUS Project Areas
- Kent County Growth Zone
- Chesapeake Natural Gas Service
- Sewer Districts
- Water Service Areas (DFM)

Delaware Agriculture

- Ag Easement
- Expansion

1" = 2000' (APPENDIX "B") **Tile Number: D3**



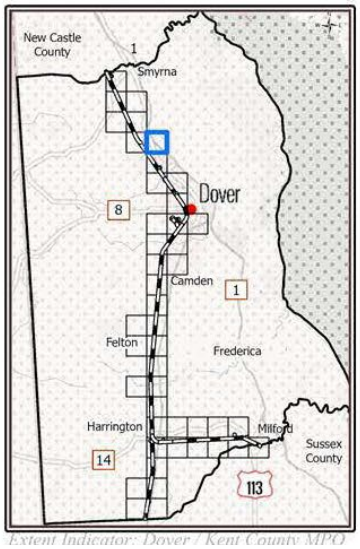
Total Acreage of individual group

Groupings	SUM_ACREAGE
Cheswold	64.623711

Grouped Acreage 64.62 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.

GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING
Cheswold	61225	Commercial Vacant Land	3.950076	Industrial
Cheswold	61276	Industrial	3.860336	Industrial
Cheswold	61277	Commercial	4.452844	Industrial
Cheswold	61319	Commercial Vacant Land	3.273387	Industrial
Cheswold	61355	Industrial	3.738415	Industrial
Cheswold	61379	Commercial Vacant Land	1.769811	Industrial
Cheswold	61394	Industrial	3.476197	Industrial
Cheswold	61435	Industrial	2.827707	Industrial
Cheswold	61486	Commercial	3.211513	Industrial
Cheswold	61538	Commercial	5.243604	Industrial
Cheswold	61544	Miscellaneous Imps.	5.395051	Industrial
Cheswold	61549	Industrial	2.807487	Industrial
Cheswold	61585	Industrial	9.84432	Industrial
Cheswold	61603	Industrial	4.482197	Commercial
Cheswold	61631	Commercial	0.939451	Commercial
Cheswold	61639	Industrial	2.295203	Industrial



Extent Indicator: Dover / Kent County MPO

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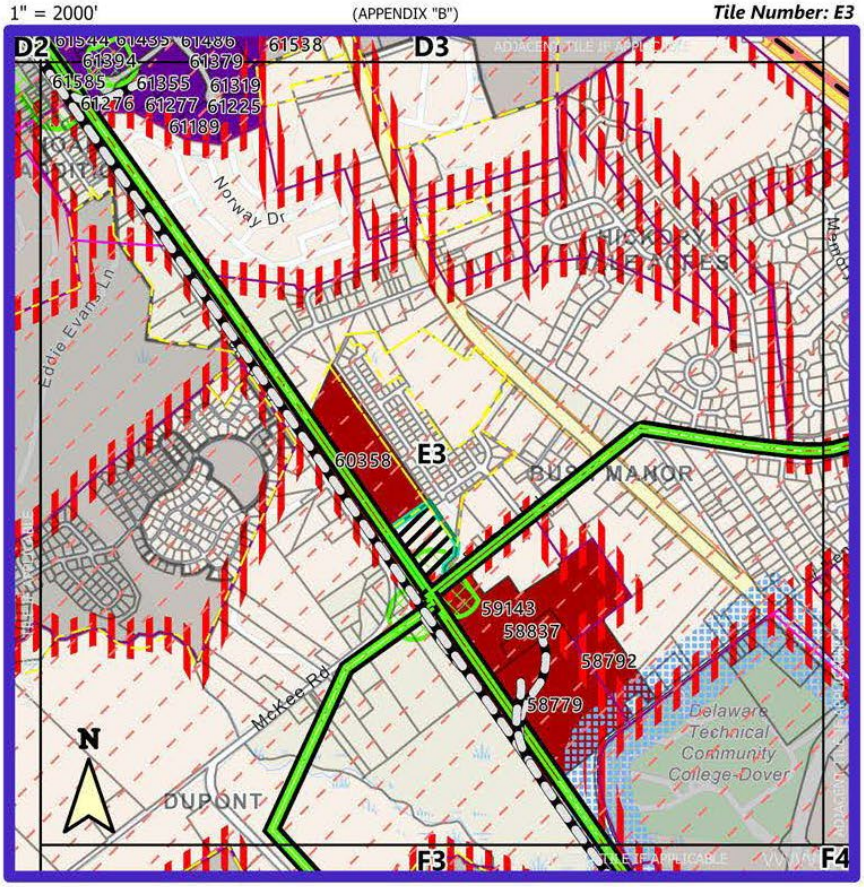
Kent County
Rail Freight Study

1" = 2000' (APPENDIX "B") **Tile Number: E3**



LEGEND

- Kent County Rail
- Natural Gas Line(s)

Delaware Planning Development

- PLUS Project Areas
- Kent County Growth Zone
- Power / Substations
- Chesapeake Natural Gas Service
- Sewer Districts
- Water Service Areas (DFM)

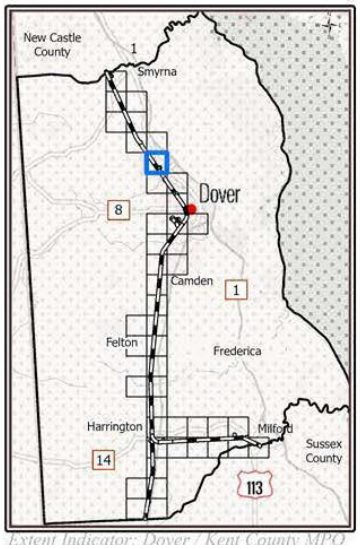
Total Acreage of individual group

Groupings	SUM_ACREAGE
Cheswold	64.623711
Dover North (2)	86.320585

Grouped Acreage 150.94 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.

GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING
Cheswold	61189	Commercial Vacant Land	3.056114	Industrial
Cheswold	61225	Commercial Vacant Land	3.950076	Industrial
Cheswold	61276	Industrial	3.860336	Industrial
Cheswold	61277	Commercial	4.452844	Industrial
Cheswold	61319	Commercial Vacant Land	3.273387	Industrial
Cheswold	61355	Industrial	3.738415	Industrial
Cheswold	61379	Commercial Vacant Land	1.769811	Industrial
Cheswold	61394	Industrial	3.476197	Industrial
Cheswold	61435	Industrial	2.827707	Industrial
Cheswold	61486	Commercial	3.211513	Industrial
Cheswold	61538	Commercial	5.243604	Industrial
Cheswold	61544	Miscellaneous Imps.	5.395051	Industrial
Cheswold	61585	Industrial	9.84432	Industrial
Dover North (2)	58779	Commercial Vacant Land	27.381372	Limited Industrial & General Industrial
Dover North (2)	58792	Commercial	7.048162	Limited Industrial & General Industrial
Dover North (2)	58837	Commercial Vacant Land	2.680329	General Industrial
Dover North (2)	59143	Commercial	27.889799	General Industrial
Dover North (2)	60358	Vacant Land	21.320923	RS5



Extent Indicator: Dover / Kent County MPO

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Kent County
Rail Freight Study

LEGEND

- Kent County Rail
- Natural Gas Line(s)

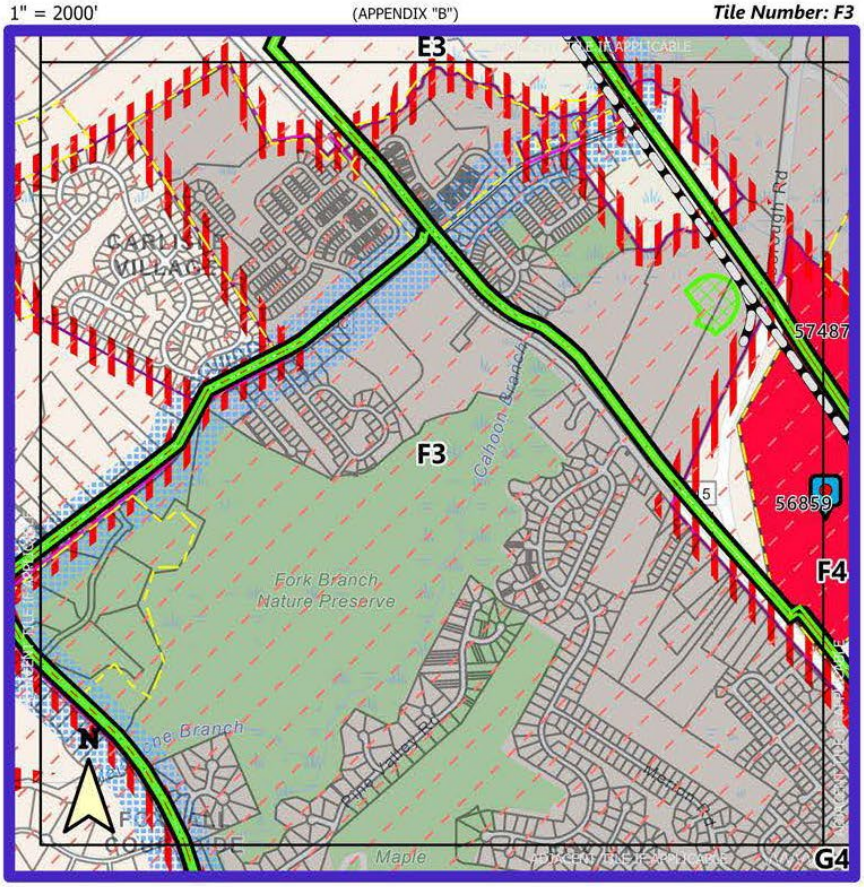
Development Application Type

- Site Plan Review

Delaware Planning Development

- PLUS Project Areas
- Kent County Growth Zone
- Chesapeake Natural Gas Service
- Sewer Districts
- Water Service Areas (DFM)

1" = 2000' (APPENDIX "B") **Tile Number: F3**



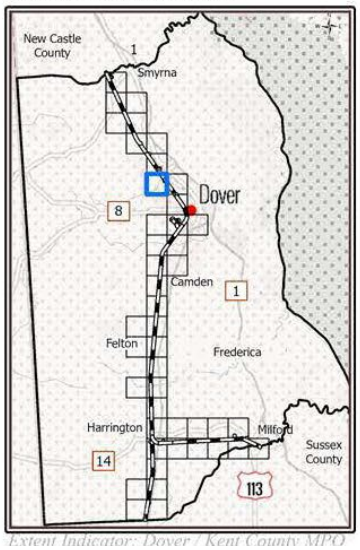
GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING
Dover North	56859	Single-Fam Residential	72.382314	General Residence
Dover North	57487	Exempt	58.32143	Single Family Residential

Total Acreage of individual group

Groupings	SUM_ACREAGE
Dover North	130.703744

Grouped Acreage 130.70 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.



Extent Indicator: Dover / Kent County MPO

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Kent County
Rail Freight Study

1" = 2000' (APPENDIX "B") **Tile Number: F4**

LEGEND

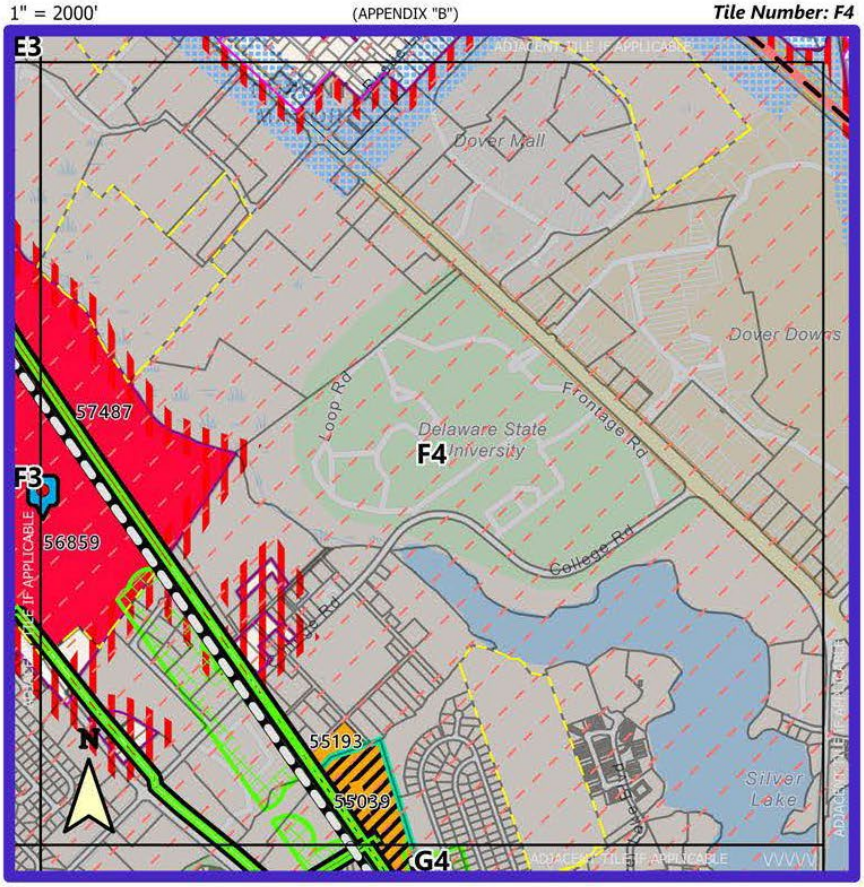
- Kent County Rail
- Natural Gas Line(s)

Development Application Type

- Site Plan Review

Delaware Planning Development

- PLUS Project Areas
- Kent County Growth Zone
- Power / Substations
- Chesapeake Natural Gas Service
- Sewer Districts
- Water Service Areas (DFM)



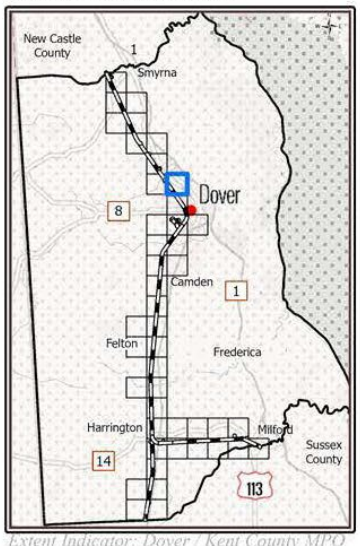
GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING
Dover	55039	Exempt	23.51905	Manufacturing
Dover	55193	Vacant Land	2.865326	One Family Residential
Dover North	56859	Single-Fam Residential	72.382314	General Residence
Dover North	57487	Exempt	58.32143	Single Family Residential

Total Acreage of individual group

Groupings	SUM_ACREAGE
Dover	26.384376
Dover North	130.703744

Grouped Acreage 157.09 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.



Extent Indicator: Dover / Kent County MPO

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Kent County
Rail Freight Study

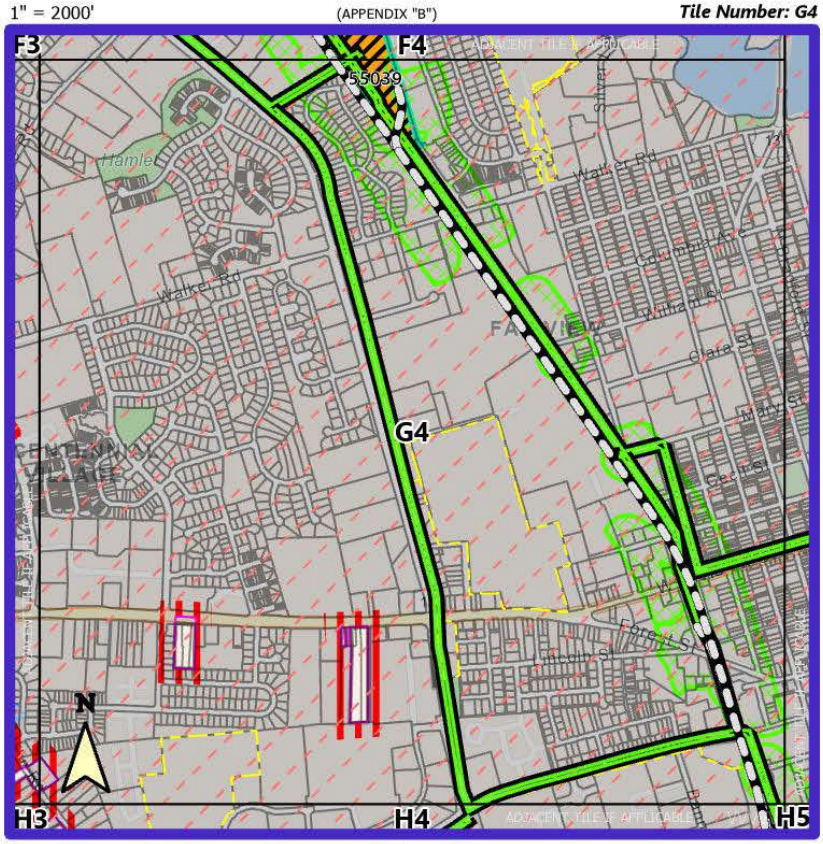
LEGEND

- Kent County Rail
- Natural Gas Line(s)

Delaware Planning Development

- PLUS Project Areas
- Kent County Growth Zone
- Power / Substations
- Chesapeake Natural Gas Service
- Sewer Districts
- Water Service Areas (DFM)

1" = 2000' (APPENDIX "B") **Tile Number: G4**



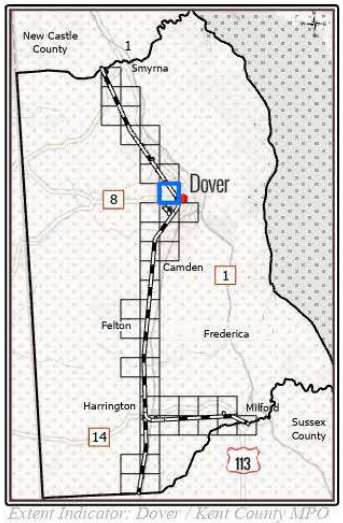
GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING
Dover	55039	Exempt	23.51905	Manufacturing

Total Acreage of individual group

Groupings	SUM_ACREAGE
Dover	26.384376

Grouped Acreage 26.38 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.



Extent Indicator: Dover / Kent County MPO

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Kent County
Rail Freight Study

LEGEND

- Natural Gas Line(s)

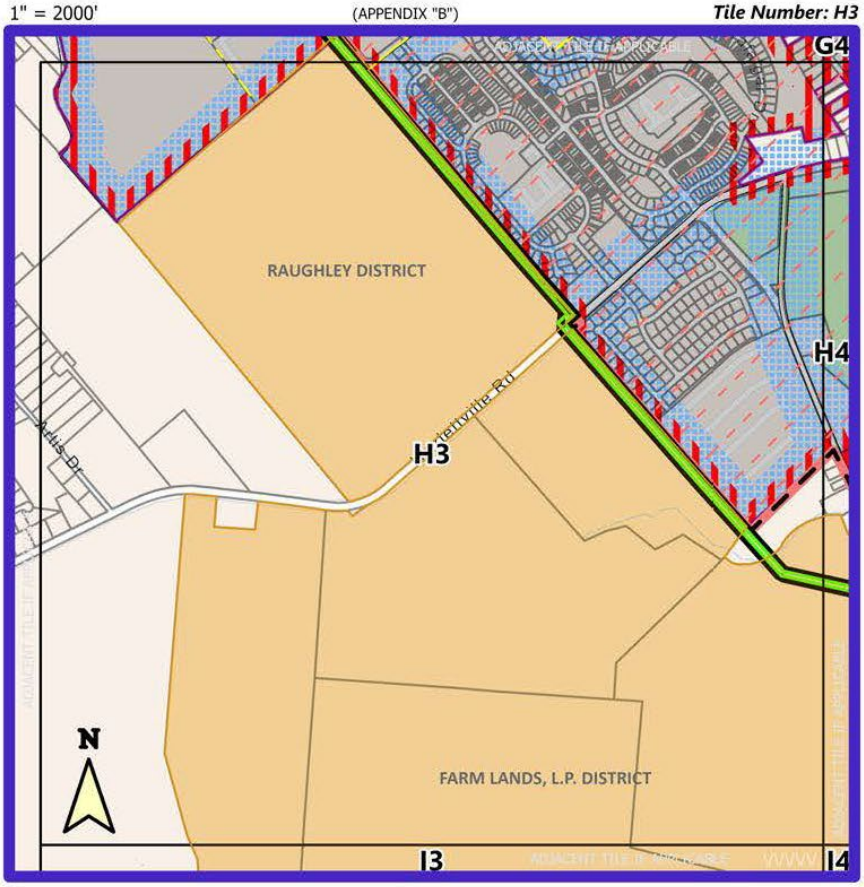
Delaware Planning Development

- PLUS Project Areas
- Kent County Growth Zone
- Sewer Districts
- Water Service Areas (DFM)

Delaware Agriculture

- District

1" = 2000' (APPENDIX "B") **Tile Number: H3**



GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING

NO GROUPS REFLECTED IN THIS TILE

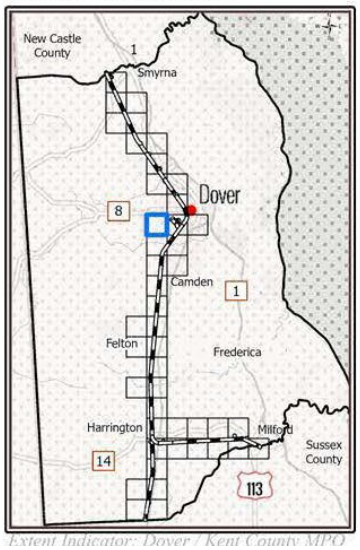
Total Acreage of individual group

Groupings	SUM_ACREAGE

NO GROUPINGS

Grouped Acreage 0.00 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.



Extent Indicator: Dover / Kent County MPO

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Kent County
Rail Freight Study

1" = 2000' (APPENDIX "B") **Tile Number: H4**

LEGEND

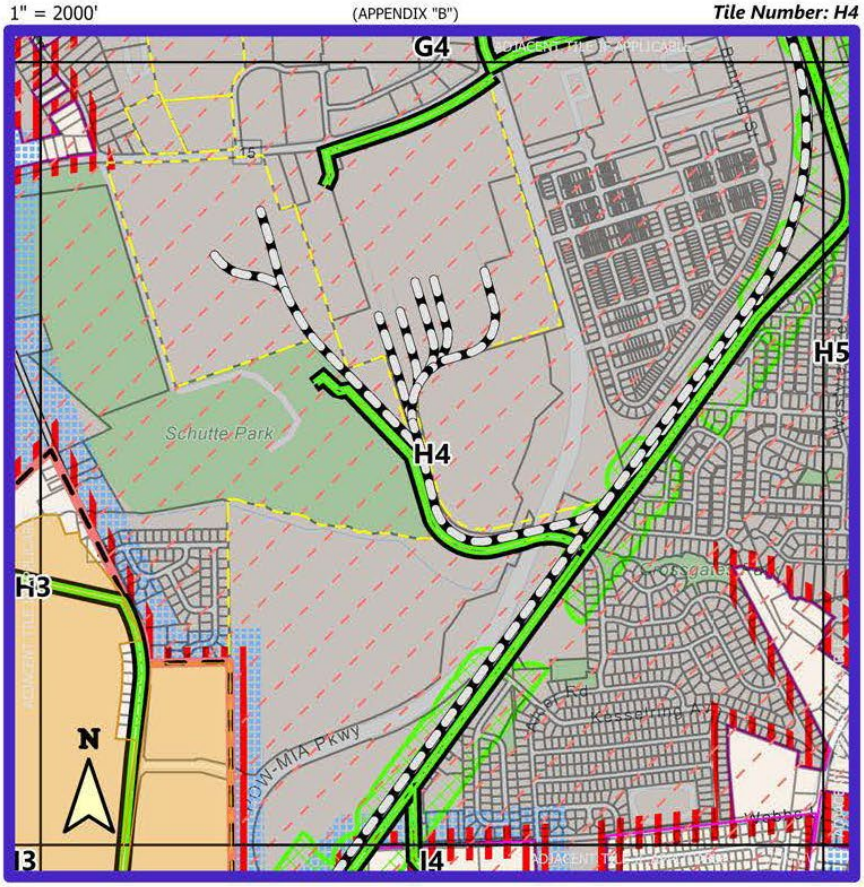
- Kent County Rail
- Natural Gas Line(s)

Delaware Planning Development

- PLUS Project Areas
- Kent County Growth Zone
- Chesapeake Natural Gas Service
- Sewer Districts
- Water Service Areas (DFM)

Delaware Agriculture

- District



GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING

NO GROUPS REFLECTED IN THIS TILE

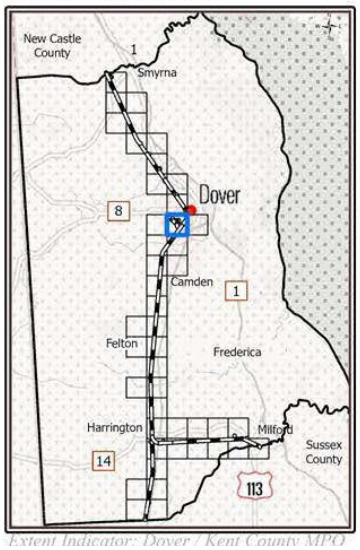
Total Acreage of individual group

Groupings	SUM_ACREAGE

NO GROUPINGS

Grouped Acreage 0.00 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.



Extent Indicator: Dover / Kent County MPO

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Kent County
Rail Freight Study

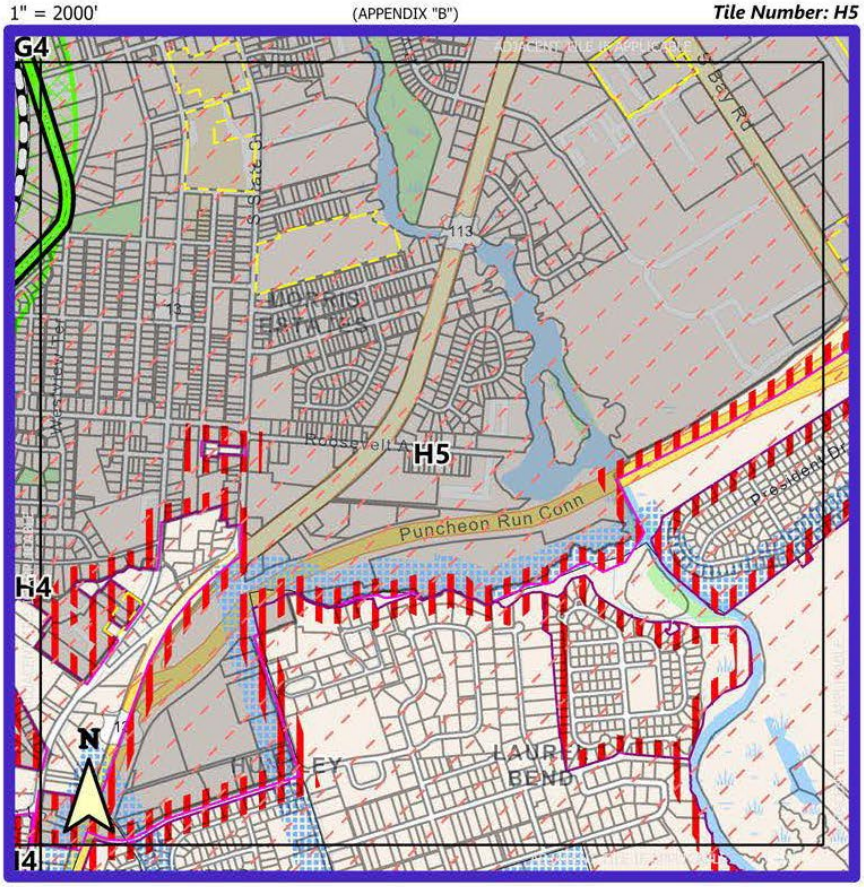
1" = 2000' (APPENDIX "B") **Tile Number: H5**

LEGEND

- Kent County Rail
- Natural Gas Line(s)

Delaware Planning Development

- PLUS Project Areas
- Kent County Growth Zone
- Chesapeake Natural Gas Service
- Sewer Districts
- Water Service Areas (DFM)



GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING

NO GROUPS REFLECTED IN THIS TILE

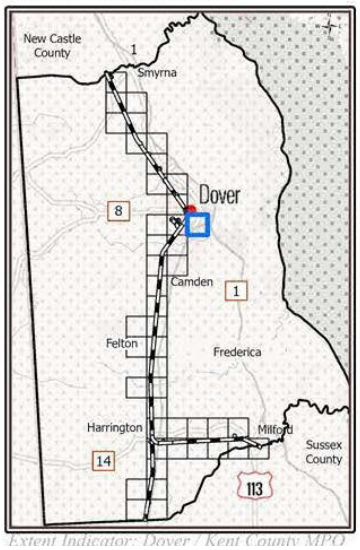
Total Acreage of individual group

Groupings	SUM_ACREAGE

NO GROUPINGS

Grouped Acreage 0.00 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.



Extent Indicator: Dover / Kent County MPO

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Kent County
Rail Freight Study

LEGEND

- Kent County Rail
- Natural Gas Line(s)

Development Application Type

- Comprehensive Plan Amendment; Comprehensive Plan Pre-Update Review; Comprehensive Plan or Update
- Subdivision

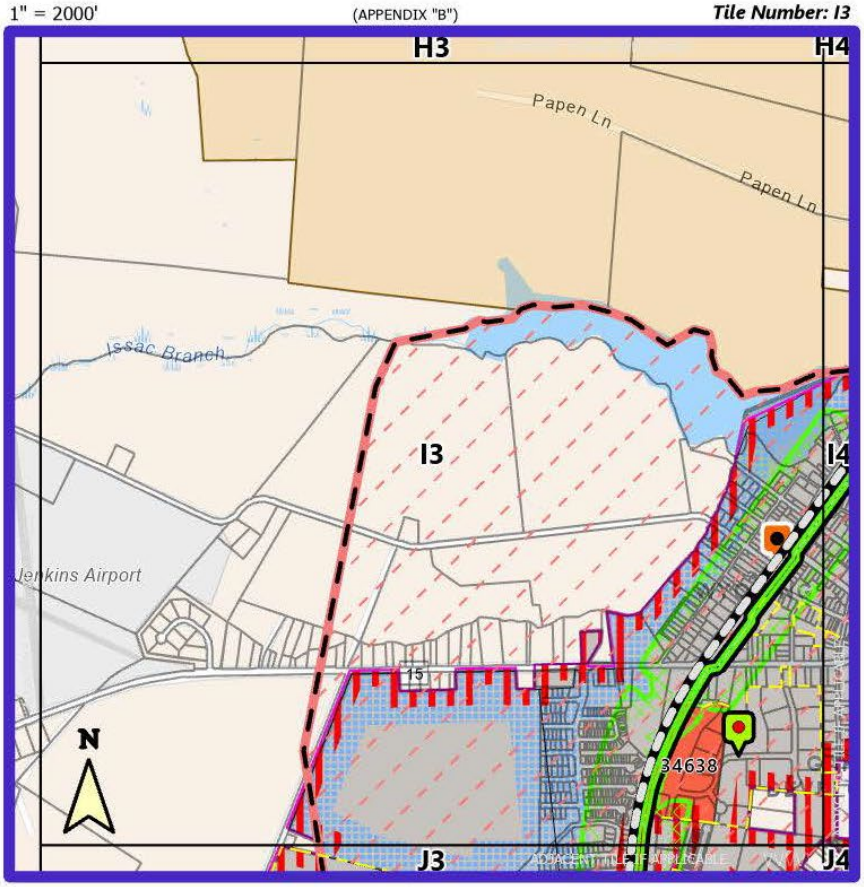
Delaware Planning Development

- PLUS Project Areas
- Kent County Growth Zone
- Chesapeake Natural Gas Service
- Sewer Districts
- Water Service Areas (DFM)

Delaware Agriculture

- District

1" = 2000' (APPENDIX "B") **Tile Number: I3**



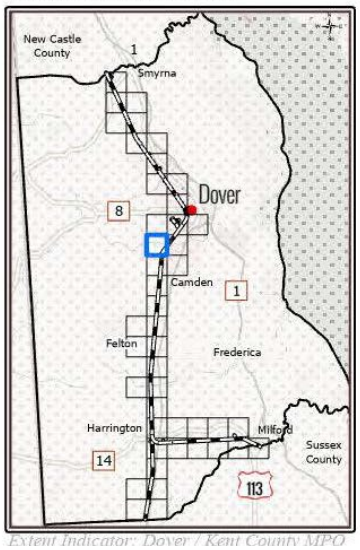
GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING
Wyoming	34638	Commercial	17.162934	Industrial

Total Acreage of individual group

Groupings	SUM_ACREAGE
Wyoming	17.162934

Grouped Acreage 17.16 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.



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Kent County
Rail Freight Study

LEGEND

- Kent County Rail
- Natural Gas Line(s)

Development Application Type

- Comprehensive Plan Amendment; Comprehensive Plan Pre-Update Review; Comprehensive Plan or Update

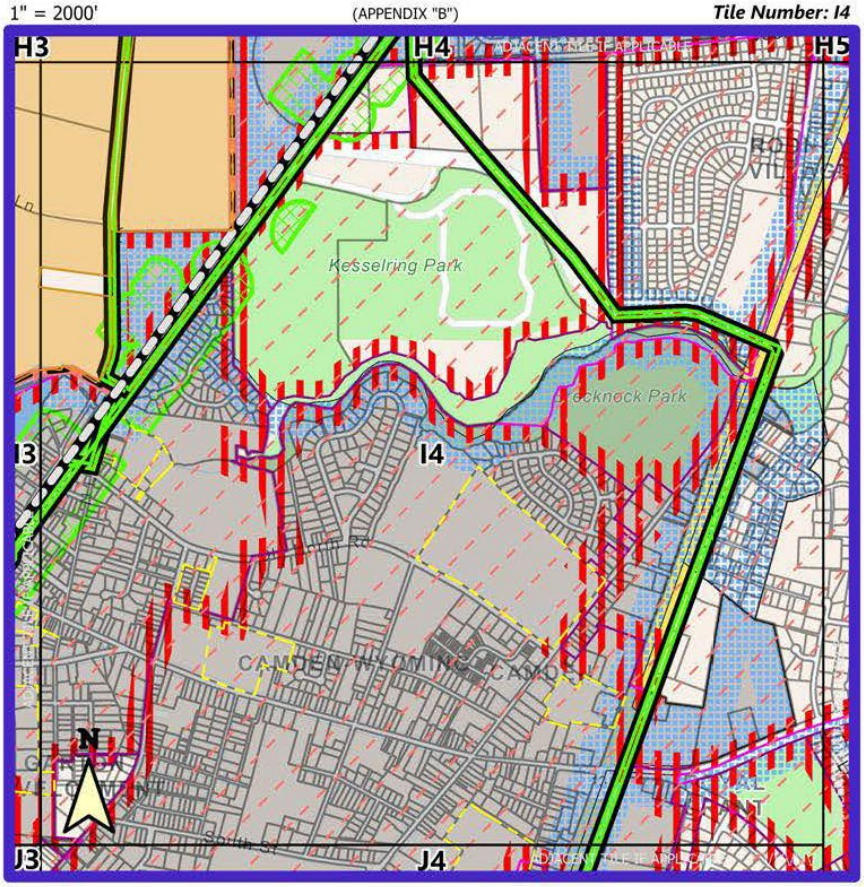
Delaware Planning Development

- PLUS Project Areas
- Kent County Growth Zone
- Chesapeake Natural Gas Service
- Sewer Districts
- Water Service Areas (DFM)

Delaware Agriculture

- District

1" = 2000' (APPENDIX "B") **Tile Number: I4**



GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING

NO GROUPS REFLECTED IN THIS TILE

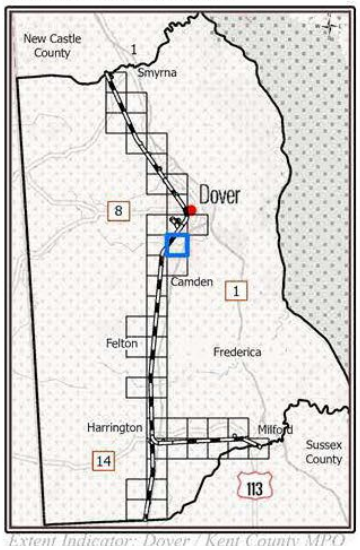
Total Acreage of individual group

Groupings	SUM_ACREAGE

NO GROUPINGS

Grouped Acreage 0.00 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.



Extent Indicator: Dover / Kent County MPO

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Kent County
Rail Freight Study

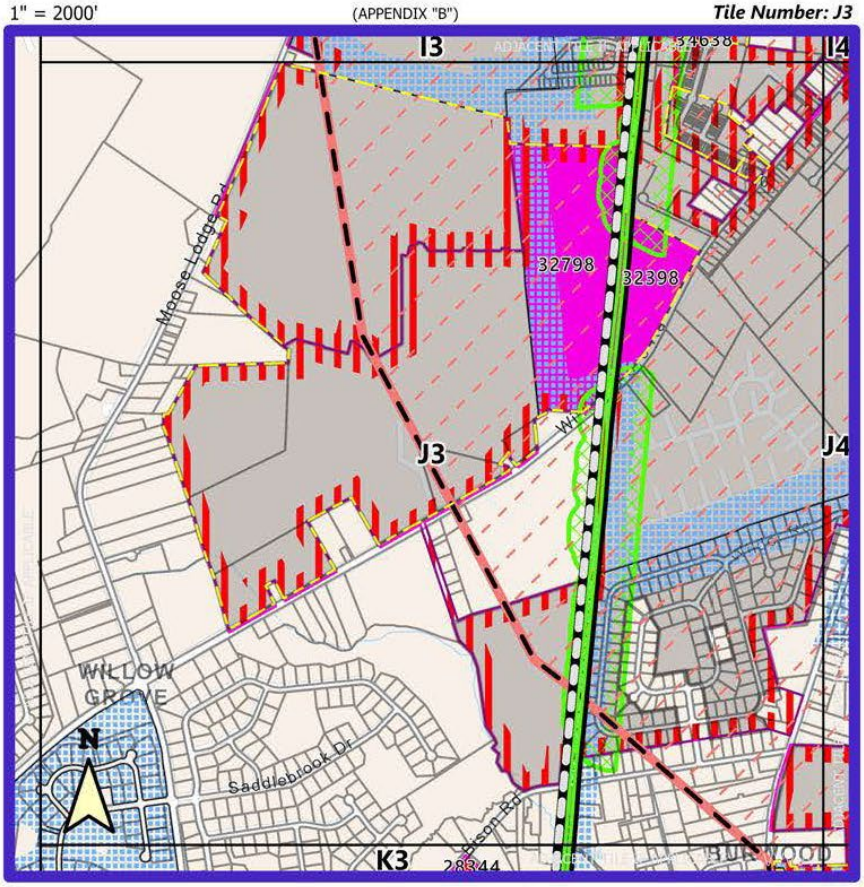
LEGEND

- Kent County Rail
- Natural Gas Line(s)

Delaware Planning Development

- PLUS Project Areas
- Kent County Growth Zone
- Chesapeake Natural Gas Service
- Sewer Districts
- Water Service Areas (DFM)

1" = 2000' (APPENDIX "B") **Tile Number: J3**



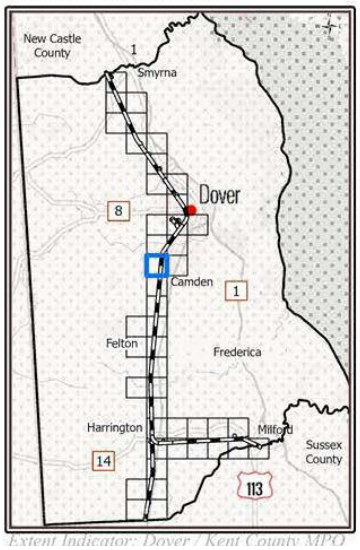
GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING
Camden South	28344	Agricultural-Land	153.488286	Agriculture
Camden South (3)	32398	Vacant Land	19.722159	Community Commercial
Camden South (3)	32798	Vacant Land	49.531251	Multi-Family Residential
Wyoming	34638	Commercial	17.162934	Industrial

Total Acreage of individual group

Groupings	SUM_ACREAGE
Camden South (3)	69.25341

Grouped Acreage 69.25 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.



Extent Indicator: Dover / Kent County MPO

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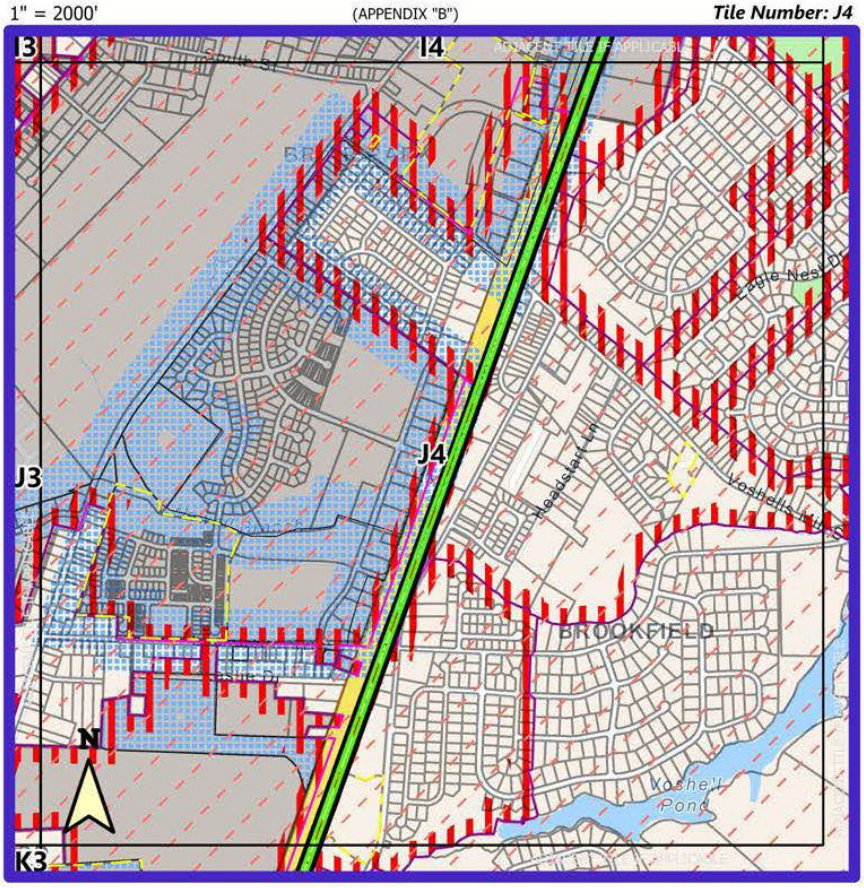
Kent County
Rail Freight Study

LEGEND

- Natural Gas Line(s)
- Delaware Planning Development
- PLUS Project Areas
- Kent County Growth Zone
- Sewer Districts
- Water Service Areas (DFM)

1" = 2000' (APPENDIX "B") ***Tile Number: J4***



GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING

NO GROUPS REFLECTED IN THIS TILE

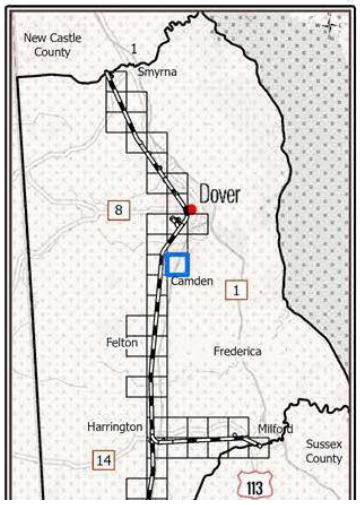
Total Acreage of individual group

Groupings	SUM_ACREAGE

NO GROUPINGS

Grouped Acreage 0.00 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.



Kent County
Rail Freight Study

LEGEND

- Kent County Rail
- Natural Gas Line(s)

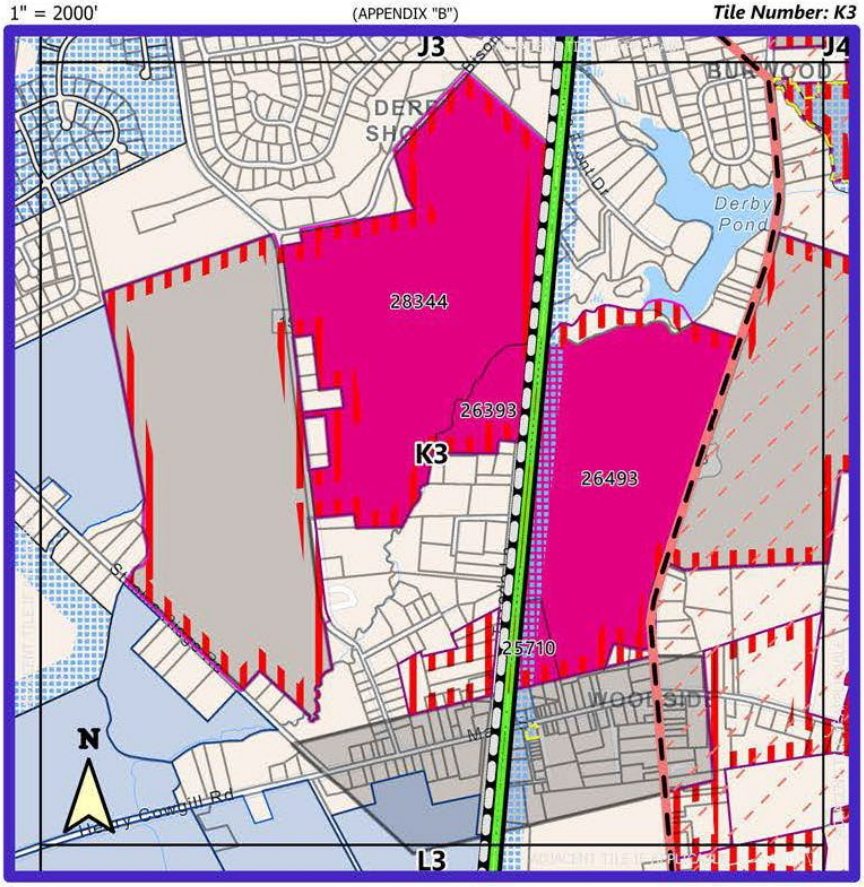
Delaware Planning Development

- PLUS Project Areas
- Kent County Growth Zone
- Sewer Districts
- Water Service Areas (DFM)

Delaware Agriculture

- Ag Easement

1" = 2000' (APPENDIX "B") **Tile Number: K3**



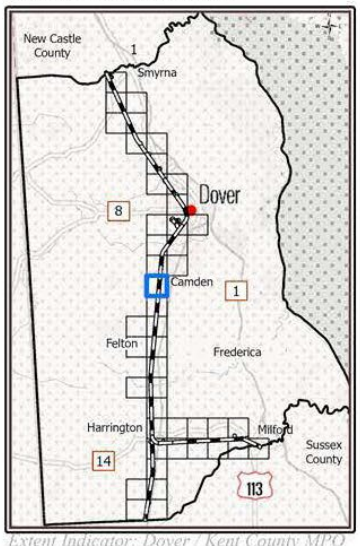
GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING
Camden South	25710	Agricultural-Land	8.408455	Agriculture
Camden South	26393	Single-Fam Residential	13.479782	Agriculture
Camden South	26493	Single-Fam Residential	116.68139	Agriculture
Camden South	28344	Agricultural-Land	153.488286	Agriculture

Total Acreage of individual group

Groupings	SUM_ACREAGE
Camden South	292.057913

Grouped Acreage 292.06 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.



Extent Indicator: Dover / Kent County MPO

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Kent County
Rail Freight Study

LEGEND

- Kent County Rail
- Natural Gas Line(s)

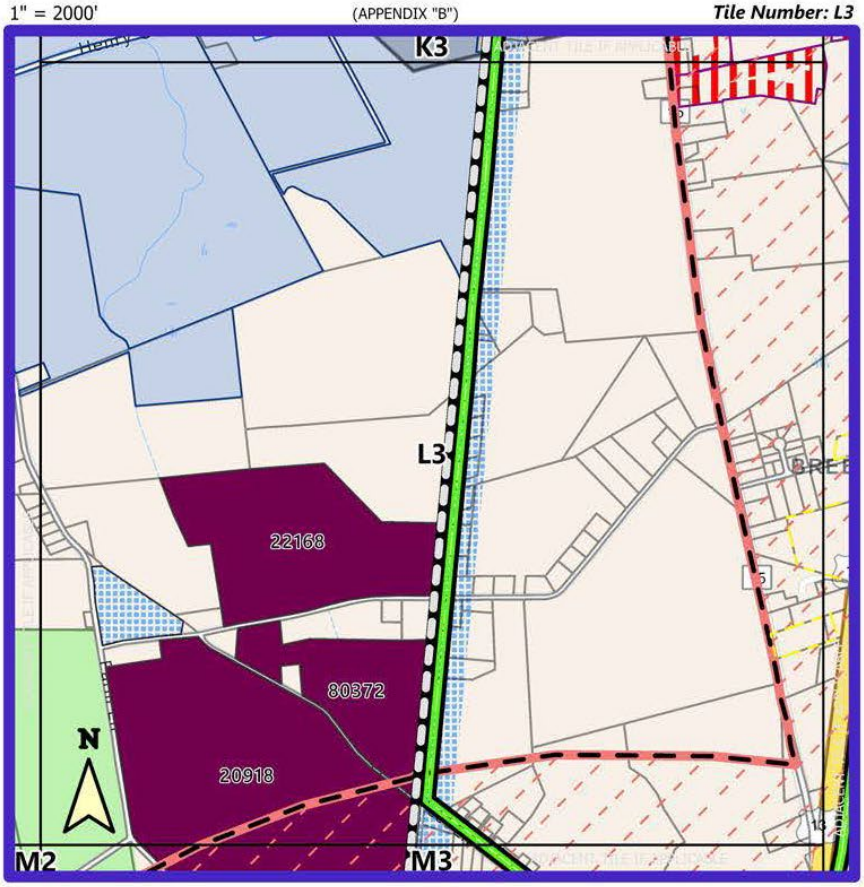
Delaware Planning Development

- PLUS Project Areas
- Kent County Growth Zone
- Sewer Districts
- Water Service Areas (DFM)

Delaware Agriculture

- Ag Easement

1" = 2000' (APPENDIX "B") **Tile Number: L3**



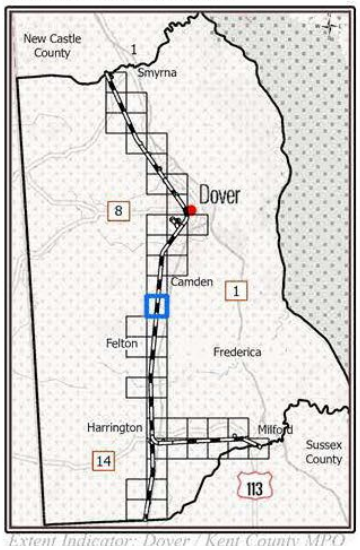
GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING
Viola North	20918	Single-Fam Residential	139.205136	Agricultural Residential
Viola North	22168	Agricultural-Land	65.907233	Agricultural Residential
Viola North	80372	Agricultural-Residential	34.988432	Agricultural Residential

Total Acreage of individual group

Groupings	SUM_ACREAGE
Viola North	251.557285

Grouped Acreage 251.56 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.



Extent Indicator: Dover / Kent County MPO

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Kent County
Rail Freight Study

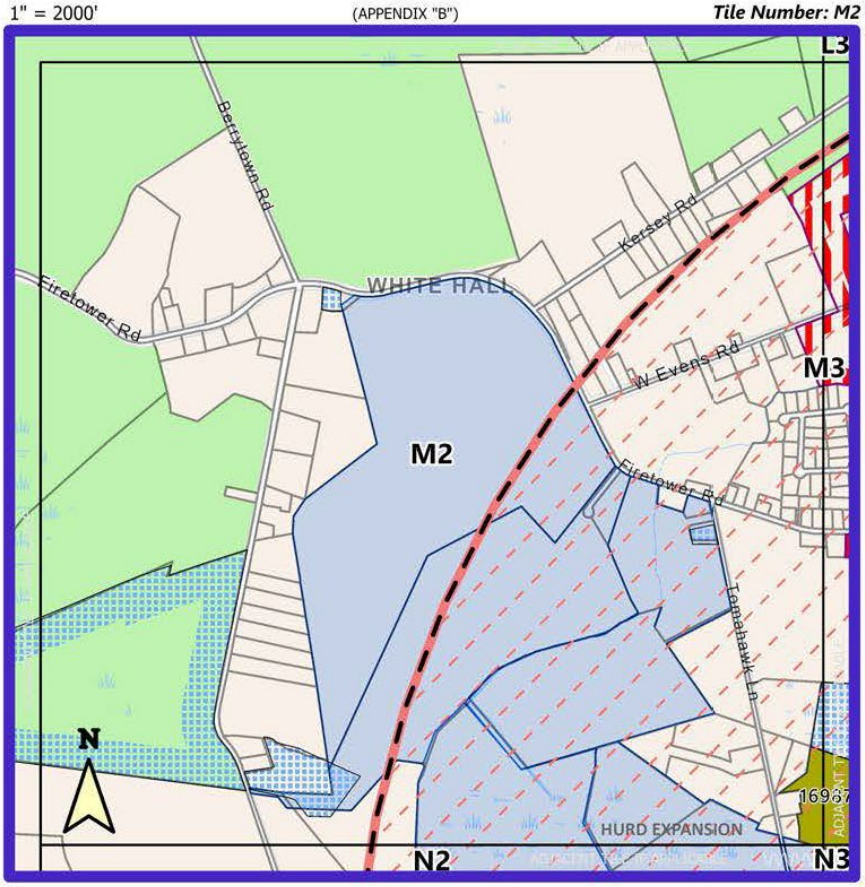
LEGEND

- Kent County Growth Zone
- Sewer Districts
- Water Service Areas (DFM)

Delaware Agriculture

- Ag Easement

1" = 2000' (APPENDIX "B") **Tile Number: M2**



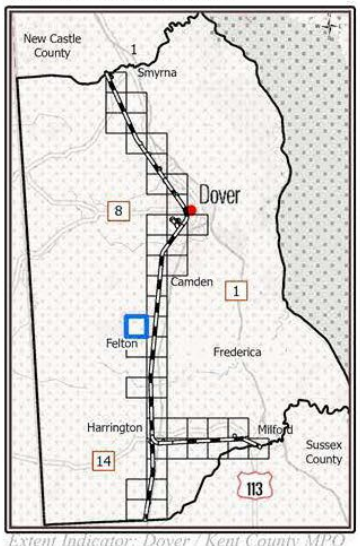
GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING
Felton North (2)	16987	Agricultural-Land	84.144423	Agricultural Residential

Total Acreage of individual group

Groupings	SUM_ACREAGE
Felton North (2)	156.156886

Grouped Acreage 156.16 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.



Extent Indicator: Dover / Kent County MPO

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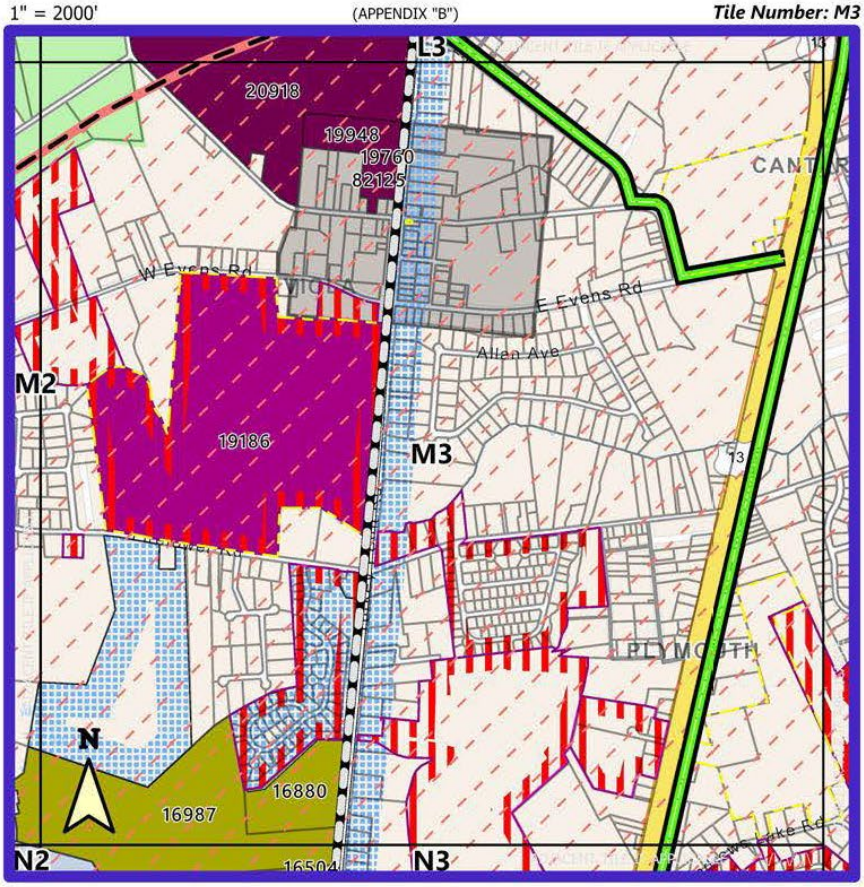
Kent County
Rail Freight Study

1" = 2000' (APPENDIX "B") **Tile Number: M3**



LEGEND

- Kent County Rail
- Natural Gas Line(s)

Delaware Planning Development

- PLUS Project Areas
- Kent County Growth Zone
- Sewer Districts
- Water Service Areas (DFM)

Delaware Agriculture

- Ag Easement

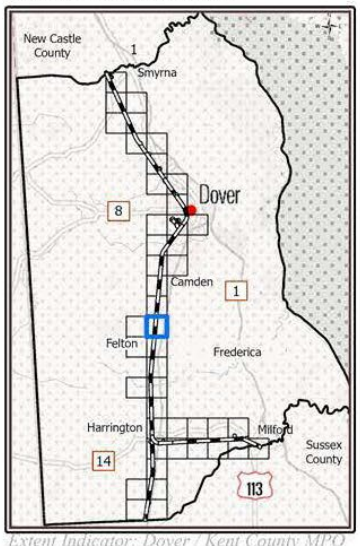
Total Acreage of individual group

Groupings	SUM_ACREAGE
Felton North (2)	156.156886
Viola	132.963834
Viola North	251.557285

Grouped Acreage 540.68 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.

GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING
Felton North (2)	16504	Agricultural-Land	18.834492	Agricultural Residential
Felton North (2)	16880	Single-Fam Residential	14.966771	Agricultural Residential
Felton North (2)	16987	Agricultural-Land	84.144423	Agricultural Residential
Viola	19186	Agricultural-Residential	132.963834	Agricultural Residential
Viola North	19760	Vacant Land	0.121667	Unknown - (No Zoning Map reflected in Comp Plan)
Viola North	19948	Agricultural-Land	7.652026	Unknown - (No Zoning Map reflected in Comp Plan)
Viola North	20918	Single-Fam Residential	139.205136	Agricultural Residential
Viola North	82125	Single-Fam Residential	3.682792	Unknown - (No Zoning Map reflected in Comp Plan)



Extent Indicator: Dover / Kent County MPO

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Kent County
Rail Freight Study

LEGEND

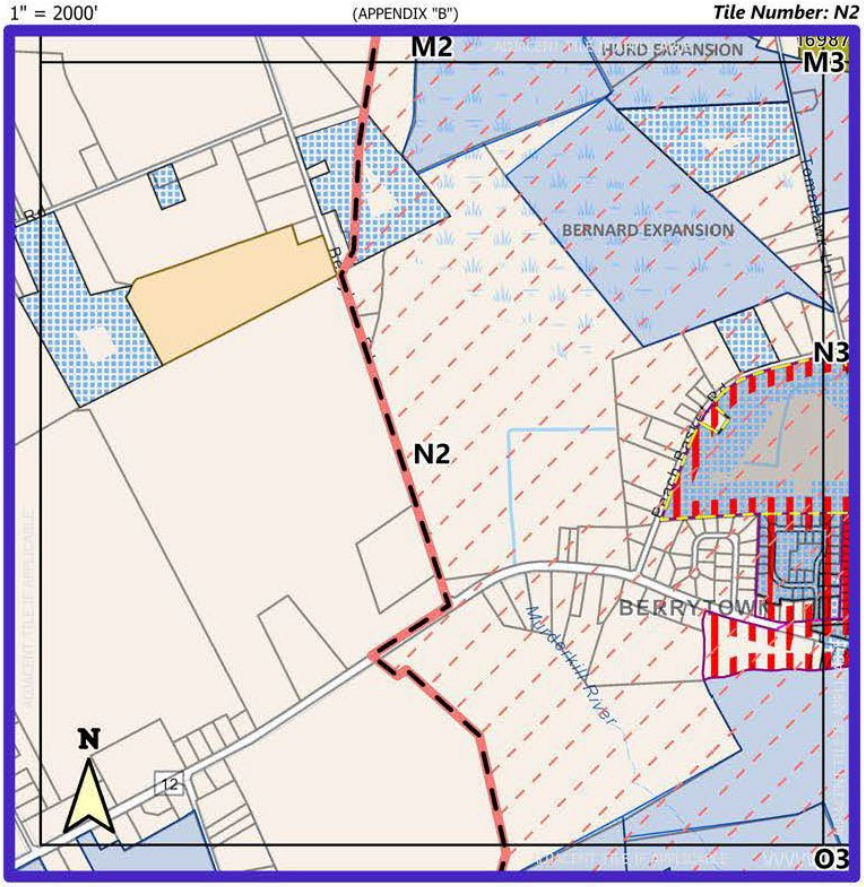
Delaware Planning Development

- PLUS Project Areas
- Kent County Growth Zone
- Sewer Districts
- Water Service Areas (DFM)

Delaware Agriculture

- Ag Easement
- Expansion

1" = 2000' (APPENDIX "B") **Tile Number: N2**



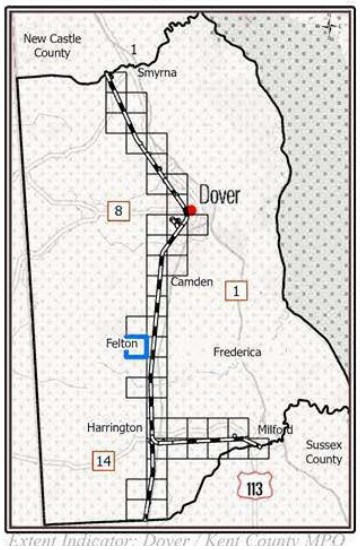
GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING
Felton North (2)	16987	Agricultural-Land	84.144423	Agricultural Residential

Total Acreage of individual group

Groupings	SUM_ACREAGE
Felton North (2)	156.156886

Grouped Acreage 156.16 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.



Extent Indicator: Dover / Kent County MPO

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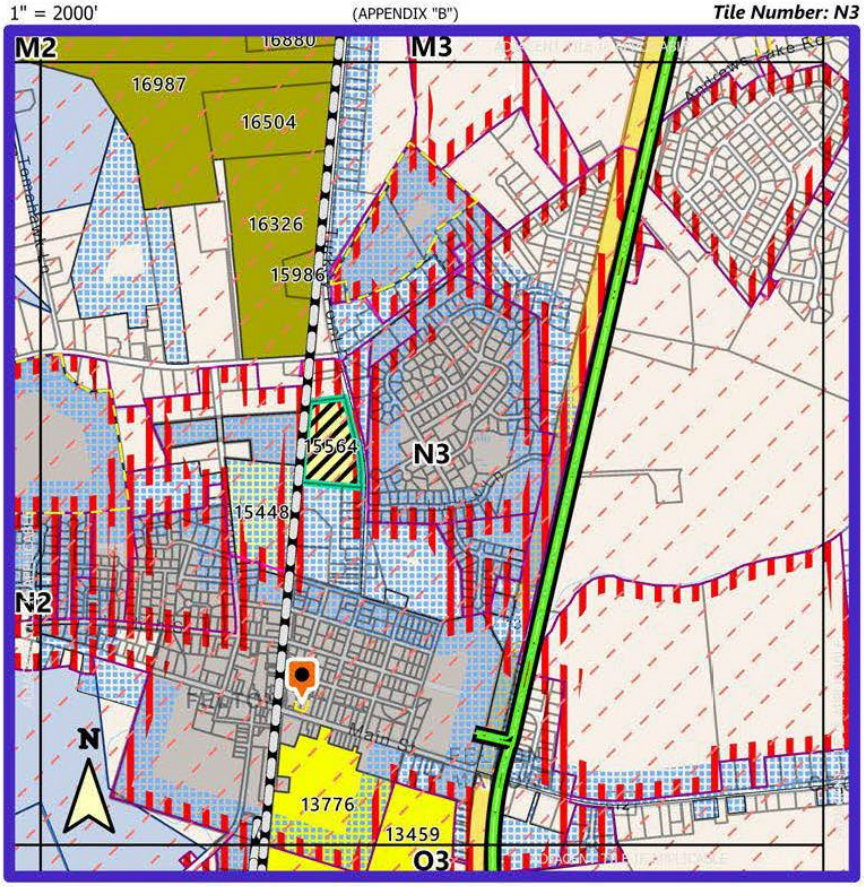
Kent County
Rail Freight Study

1" = 2000' (APPENDIX "B") **Tile Number: N3**



LEGEND

- Kent County Rail
- Natural Gas Line(s)

Development Application Type

- Comprehensive Plan Amendment; Comprehensive Plan Pre-Update Review; Comprehensive Plan or Update

Delaware Planning Development

- PLUS Project Areas
- Kent County Growth Zone
- Power / Substations
- Sewer Districts
- Water Service Areas (DFM)

Delaware Agriculture

- Ag Easement

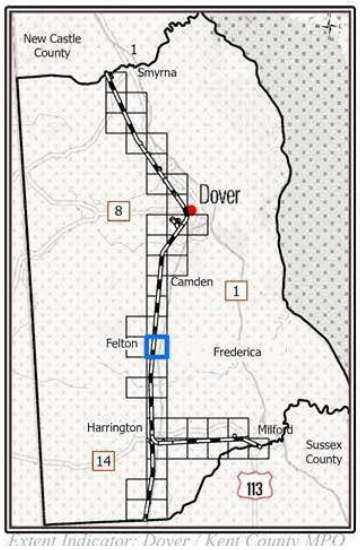
GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING
Felton	13459	Agricultural-Land	22.835584	IG & AC
Felton	13776	Single-Fam Residential	27.320173	Agricultural
Felton North (1)	15448	Vacant Land	14.830961	Residential
Felton North (1)	15564	Utility	9.579544	Limited Industrial
Felton North (2)	15986	Single-Fam Residential	2.958756	Agricultural Residential
Felton North (2)	16326	Single-Fam Residential	35.252444	Agricultural Residential
Felton North (2)	16504	Agricultural-Land	18.834492	Agricultural Residential
Felton North (2)	16880	Single-Fam Residential	14.966771	Agricultural Residential
Felton North (2)	16987	Agricultural-Land	84.144423	Agricultural Residential

Total Acreage of individual group

Groupings	SUM_ACREAGE
Felton	50.155757
Felton North (1)	24.410505
Felton North (2)	156.156886

Grouped Acreage 230.72 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.



Extent Indicator: Dover / Kent County MPO

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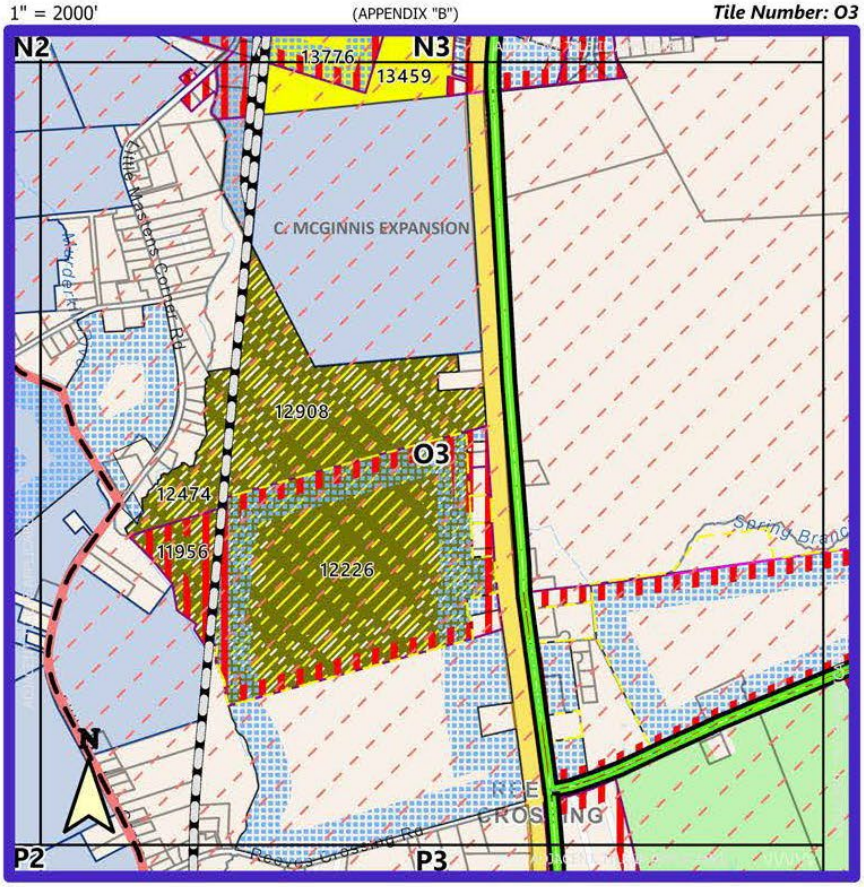
Rail Freight Study

LEGEND

- Kent County Rail
- Natural Gas Line(s)
- Delaware Planning Development
- PLUS Project Areas
- Kent County Growth Zone
- Sewer Districts
- Water Service Areas (DFM)
- Delaware Agriculture
- Ag Easement

1" = 2000' (APPENDIX "B") **Tile Number: O3**



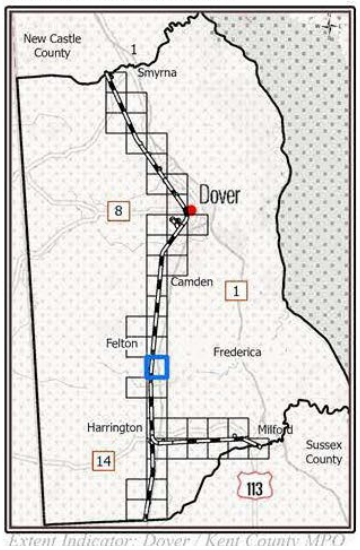
GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING
Felton	13459	Agricultural-Land	22.835584	IG & AC
Felton	13776	Single-Fam Residential	27.320173	Agricultural
Felton South (1)	11956	Agricultural-Residential	12.714863	Agricultural Residential
Felton South (1)	12226	Agricultural-Residential	120.393019	Agricultural Conservation
Felton South (1)	12474	Miscellaneous Imps.	14.247621	Agricultural Residential
Felton South (1)	12908	Miscellaneous Imps.	63.75055	Agricultural Conservation

Total Acreage of individual group

Groupings	SUM_ACREAGE
Felton	50.155757
Felton South (1)	211.106053

Grouped Acreage 261.26 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.



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Kent County
Rail Freight Study

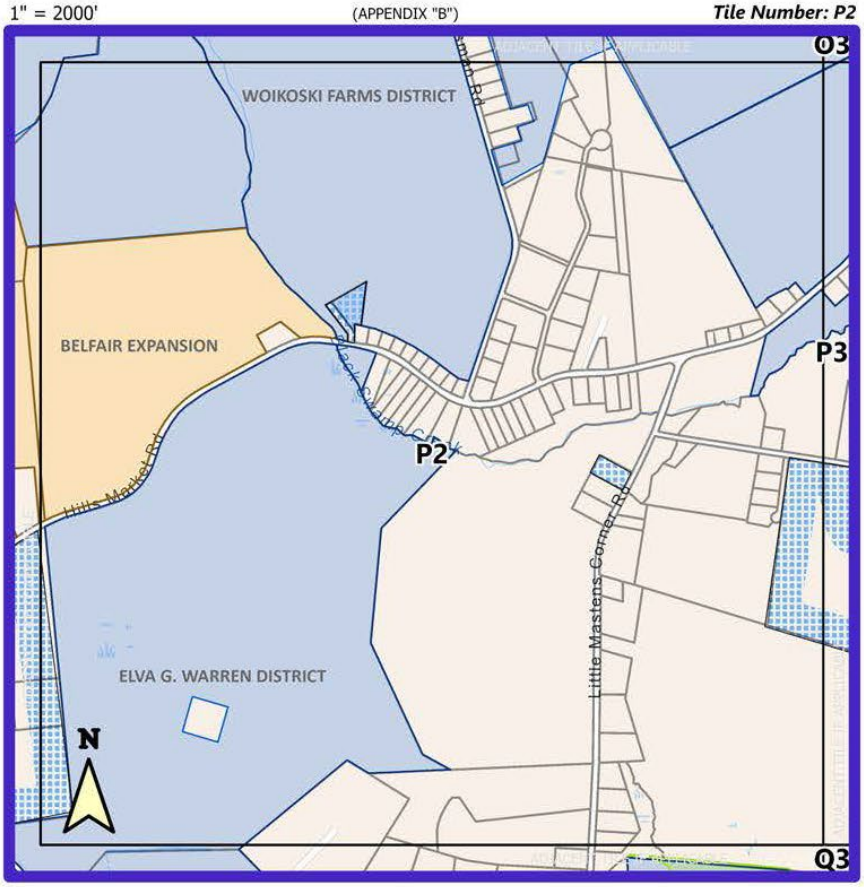
LEGEND

- Water Service Areas (DFM)

Delaware Agriculture

- Ag Easement
- Expansion
- Forestland Area

1" = 2000' (APPENDIX "B") **Tile Number: P2**



GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING

NO GROUPS REFLECTED IN THIS TILE

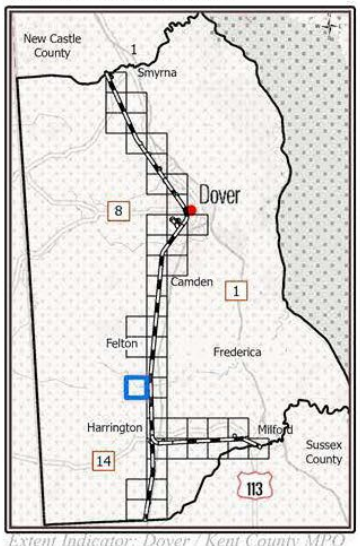
Total Acreage of individual group

Groupings	SUM_ACREAGE

NO GROUPINGS

Grouped Acreage 0.00 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.



Extent Indicator: Dover / Kent County MPO

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Rail Freight Study

LEGEND

- Kent County Rail
- Natural Gas Line(s)

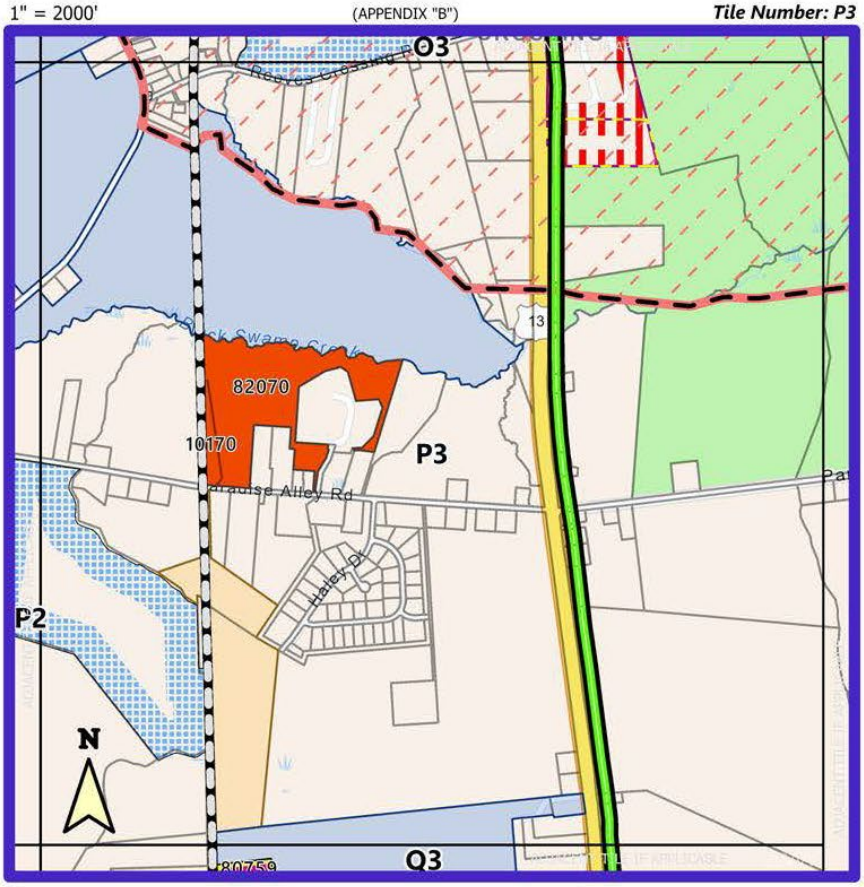
Delaware Planning Development

- PLUS Project Areas
- Kent County Growth Zone
- Sewer Districts
- Water Service Areas (DFM)

Delaware Agriculture

- Ag Easement
- Expansion

1" = 2000' (APPENDIX "B") **Tile Number: P3**



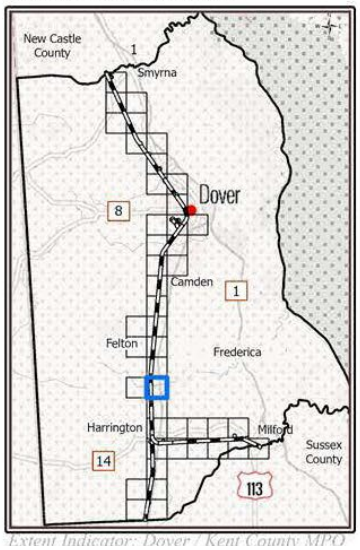
GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING
Harrington North (2)	80759	Agricultural-Land	148.220134	Agricultural Conservation
Harrington North (3)	10170	Commercial Vacant Land	2.343122	Agricultural Residential
Harrington North (3)	82070	Manufactured Home	32.115897	Agricultural Residential

Total Acreage of individual group

Groupings	SUM_ACREAGE
Harrington North (3)	34.45902

Grouped Acreage 34.46 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.



Extent Indicator: Dover / Kent County MPO

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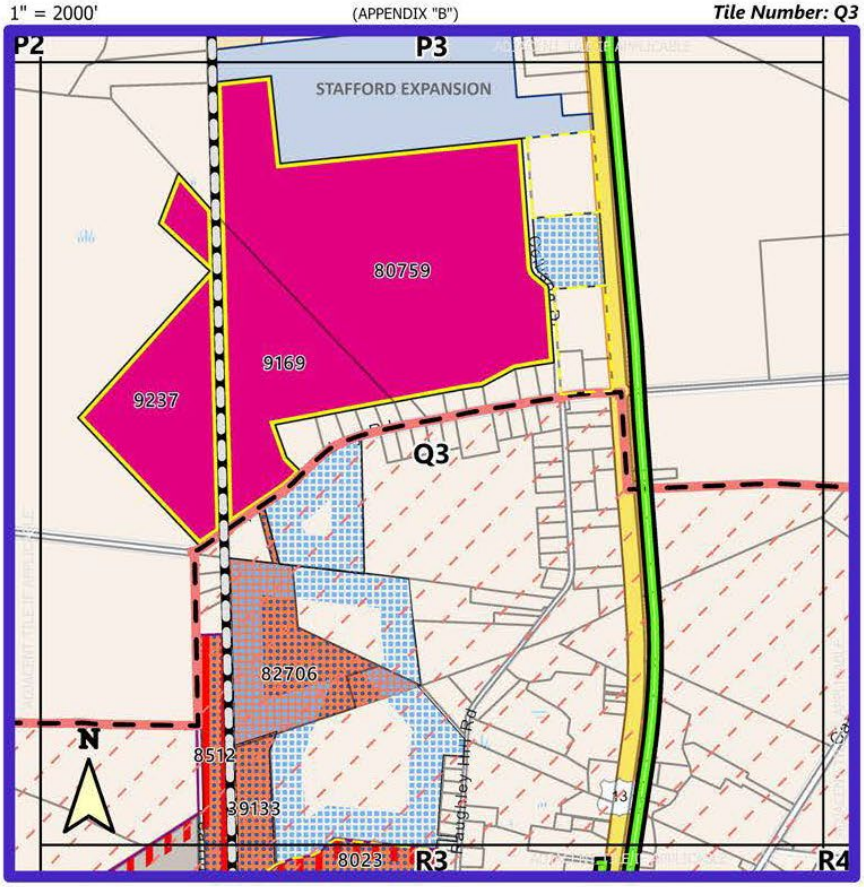
1" = 2000' (APPENDIX "B") **Tile Number: Q3**



LEGEND

- Kent County Rail
- Natural Gas Line(s)
- Delaware Planning Development
- PLUS Project Areas
- Kent County Growth Zone
- Sewer Districts
- Water Service Areas (DFM)
- Delaware Agriculture
- Ag Easement
- Expansion

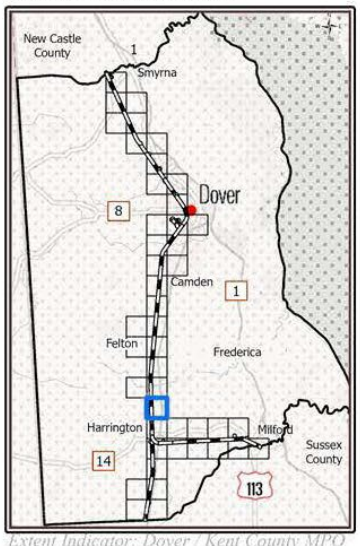
GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING
Harrington North	8023	Agricultural-Land	70.085909	Multi Zoning
Harrington North	8512	Agricultural-Residential	26.960911	Agricultural Residential
Harrington North	39133	Agricultural-Residential	11.707042	Agricultural Residential
Harrington North	82706	Agricultural-Residential	40.743999	Agricultural Residential
Harrington North (2)	9169	Single-Fam Residential	51.889194	Agricultural Conservation
Harrington North (2)	9237	Miscellaneous Imps.	53.24867	Agricultural Residential
Harrington North (2)	80759	Agricultural-Land	148.220134	Agricultural Conservation

Total Acreage of individual group

Groupings	SUM_ACREAGE
Harrington North	153.108826
Harrington North (2)	253.357998

Grouped Acreage 406.47 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.



Extent Indicator: Dover / Kent County MPO

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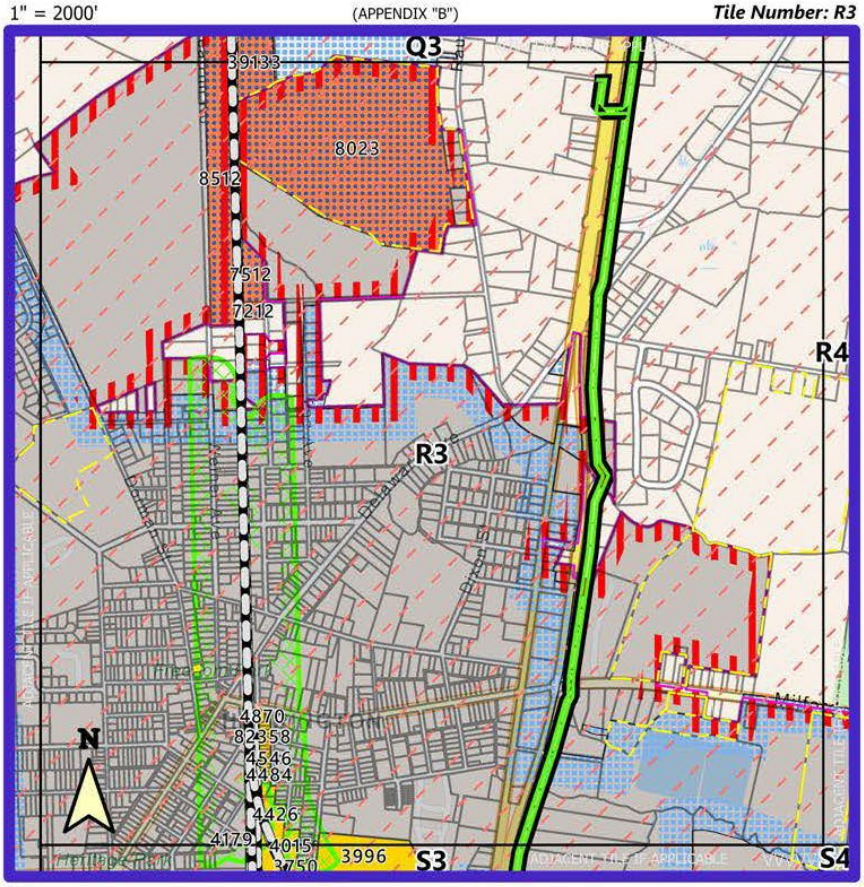
LEGEND

- Kent County Rail
- Natural Gas Line(s)

Delaware Planning Development

- PLUS Project Areas
- Kent County Growth Zone
- Chesapeake Natural Gas Service
- Sewer Districts
- Water Service Areas (DFM)

1" = 2000' (APPENDIX "B") **Tile Number: R3**

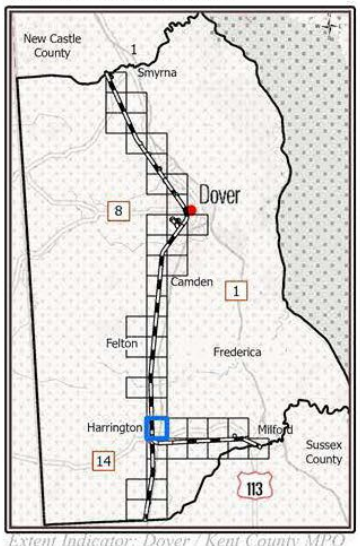


Total Acreage of individual group

Groupings	SUM_ACREAGE
Harrington	61.082332
Harrington North	153.108826

Grouped Acreage 214.19 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.



Extent Indicator: Dover / Kent County MPO

GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING
Harrington	3750	Single-Fam Residential	0.221557	One Family Residential
Harrington	3789	Single-Fam Residential	0.570022	Multi Family Residential
Harrington	3996	Vacant Land	24.208967	Industrial Park
Harrington	4015	Vacant Land	1.166458	Multi Family Residential
Harrington	4179	Commercial Vacant Land	4.539533	Central Commercial
Harrington	4426	Vacant Land	2.503281	R-2
Harrington	4484	Vacant Land	0.198207	R-2
Harrington	4508	Single-Fam Residential	0.1005	Multi Story Apartment
Harrington	4520	Single-Fam Residential	0.058093	Multi Story Apartment
Harrington	4533	Single-Fam Residential	0.058093	Multi Story Apartment
Harrington	4546	Single-Fam Residential	0.058093	Multi Story Apartment
Harrington	4571	Single-Fam Residential	0.097042	Multi Story Apartment
Harrington	4607	Single-Fam Residential	0.09845	Multi Story Apartment
Harrington	4651	Single-Fam Residential	0.104983	Multi Story Apartment
Harrington	4665	Single-Fam Residential	0.106005	Multi Story Apartment
Harrington	4785	Single-Fam Residential	0.099022	Multi Story Apartment
Harrington	4870	Vacant Land	0.153874	Service Commercial
Harrington	38944	Single-Fam Residential	0.117768	Multi Story Apartment
Harrington	38947	Single-Fam Residential	0.099021	Multi Story Apartment
Harrington	82358	Single-Fam Residential	0.094421	Multi Family Residential
Harrington	82359	Single-Fam Residential	0.101549	Multi Family Residential
Harrington North	7212	Vacant Land	0.873547	Single Family Residential
Harrington North	7512	Miscellaneous Imps.	2.737416	Single Family Residential
Harrington North	8023	Agricultural-Land	70.085909	Multi Zoning
Harrington North	8512	Agricultural-Residential	26.960911	Agricultural Residential
Harrington North	39133	Agricultural-Residential	11.707042	Agricultural Residential

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LEGEND

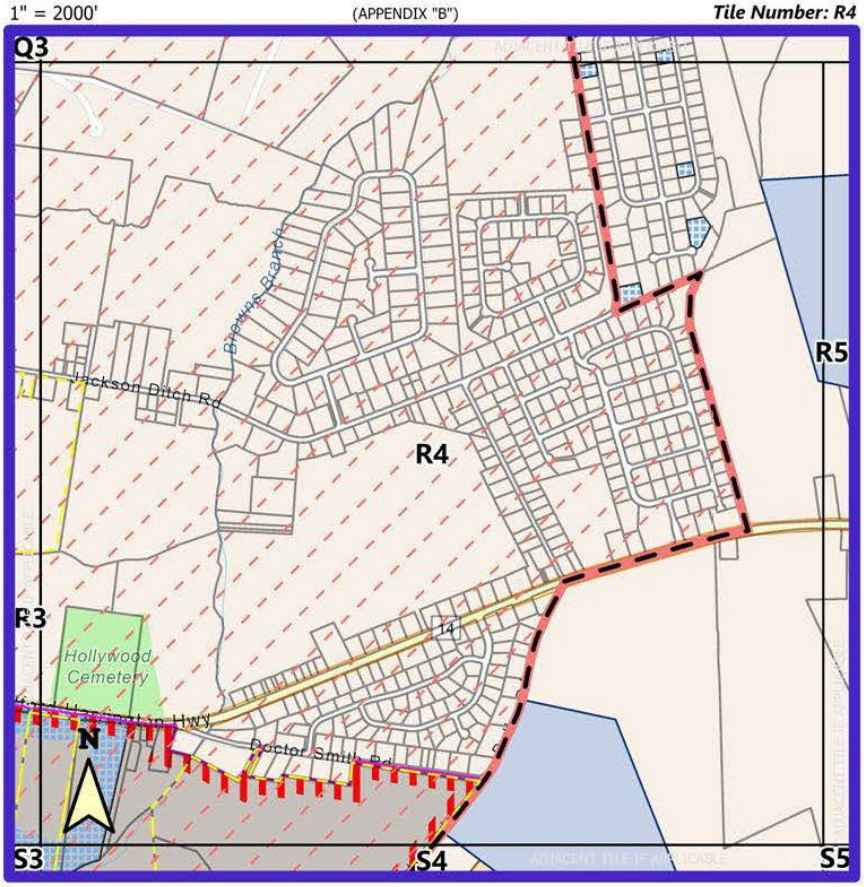
Delaware Planning Development

- PLUS Project Areas
- Kent County Growth Zone
- Sewer Districts
- Water Service Areas (DFM)

Delaware Agriculture

- Ag Easement
- Expansion

1" = 2000' (APPENDIX "B") **Tile Number: R4**



GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING

NO GROUPS REFLECTED IN THIS TILE

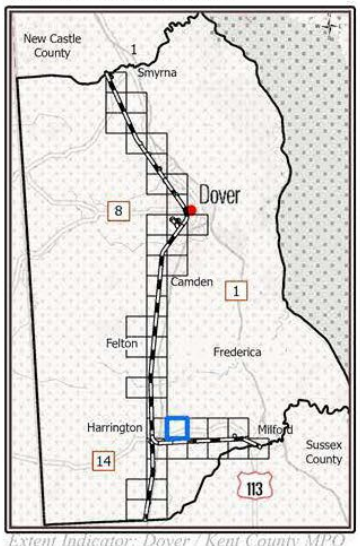
Total Acreage of individual group

Groupings	SUM_ACREAGE

NO GROUPINGS

Grouped Acreage 0.00 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.



Extent Indicator: Dover / Kent County MPO

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LEGEND

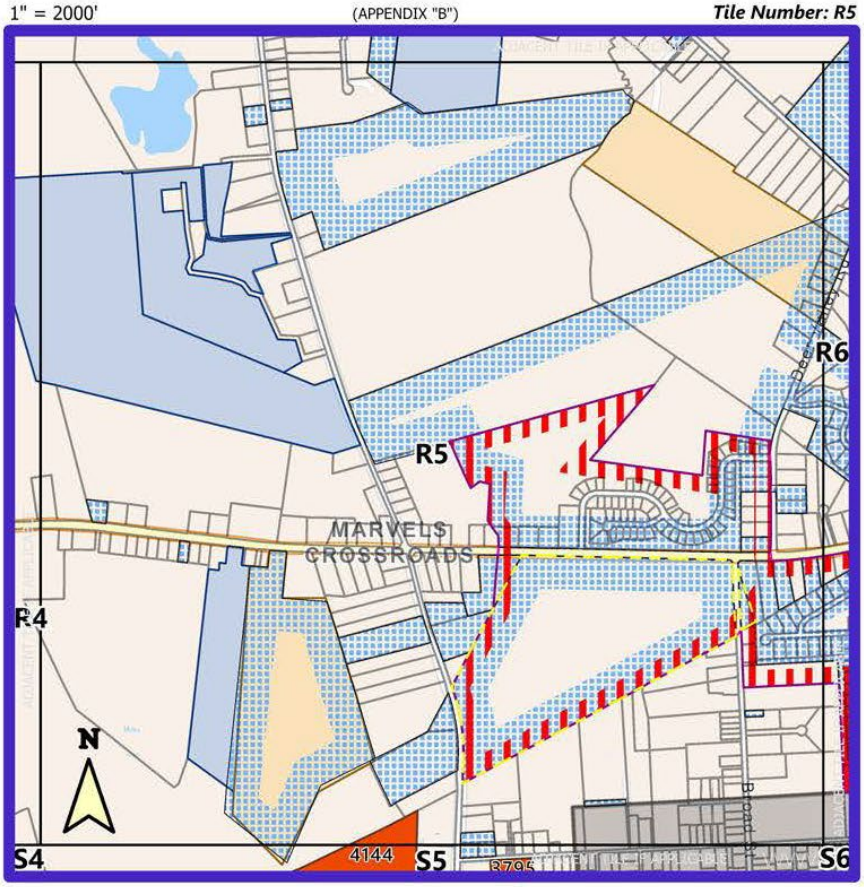
Delaware Planning Development

- PLUS Project Areas
- Sewer Districts
- Water Service Areas (DFM)

Delaware Agriculture

- Ag Easement
- Expansion

1" = 2000' (APPENDIX "B") **Tile Number: R5**



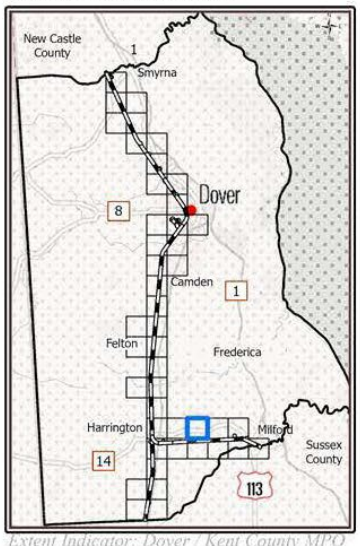
GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING
Houston West	3795	Manufactured Home	10.770602	Agricultural Residential
Houston West	4144	Agricultural-Land	51.632936	Agricultural Residential

Total Acreage of individual group

Groupings	SUM_ACREAGE
Houston West	89.72

Grouped Acreage 89.72 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.



Extent Indicator: Dover / Kent County MPO

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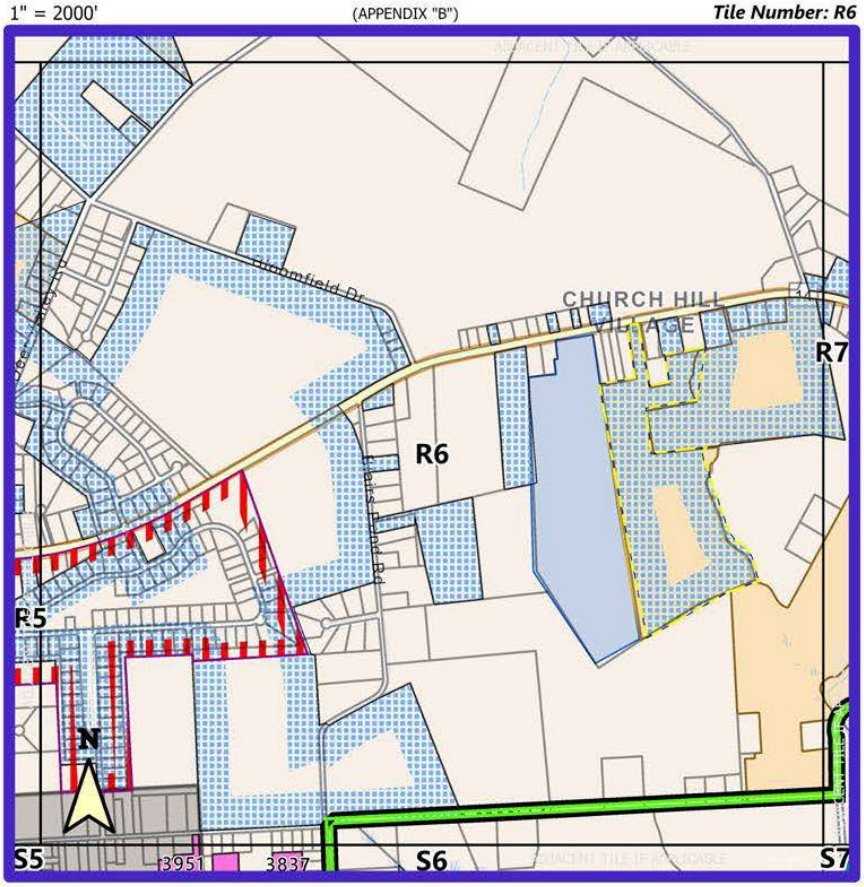
1" = 2000' (APPENDIX "B") **Tile Number: R6**



LEGEND

- Natural Gas Line(s)

Delaware Planning Development

- PLUS Project Areas
- Power / Substations
- Sewer Districts
- Water Service Areas (DFM)

Delaware Agriculture

- Ag Easement
- Expansion

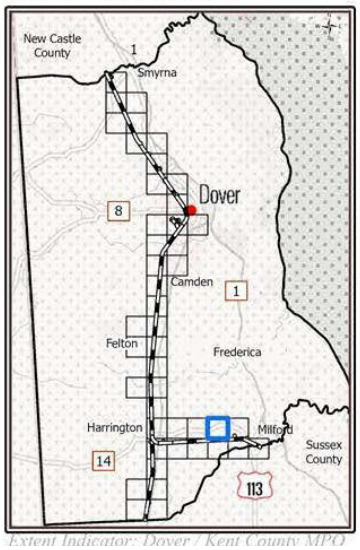
GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING
Houston East	3837	Miscellaneous Imps.	11.168591	Agricultural Residential
Houston East	3951	Vacant Land	5.963483	Residential

Total Acreage of individual group

Groupings	SUM_ACREAGE
Houston East	108.16

Grouped Acreage 108.16 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.



Extent Indicator: Dover / Kent County MPO

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LEGEND

- Kent County Rail
- Natural Gas Line(s)

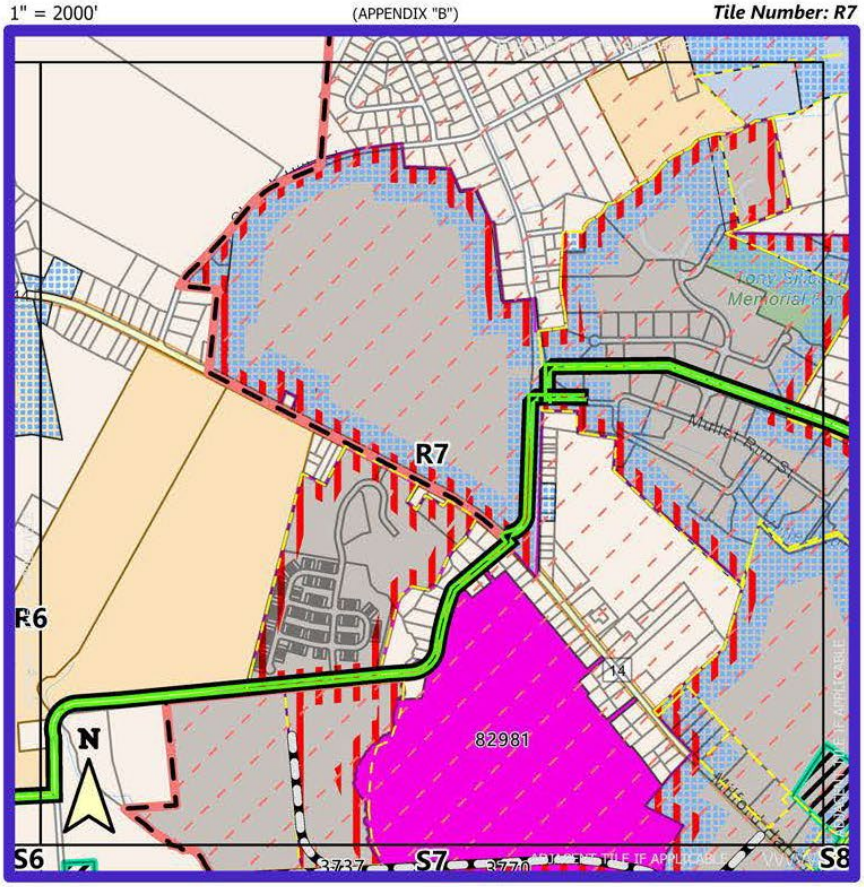
Delaware Planning Development

- PLUS Project Areas
- Kent County Growth Zone
- Power / Substations
- Sewer Districts
- Water Service Areas (DFM)

Delaware Agriculture

- Ag Easement
- Expansion

1" = 2000' (APPENDIX "B") **Tile Number: R7**



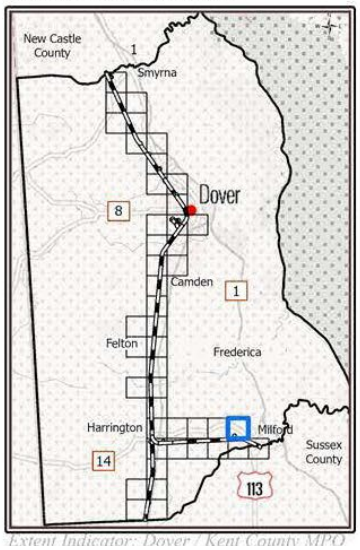
GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING
Milford West	3737	Vacant Land	34.738263	Residential
Milford West	3770	Miscellaneous Imps.	86.949823	Residential
Milford West	82981	Agricultural-Land	132.990002	Agricultural Residential & Single Family Residential

Total Acreage of individual group

Groupings	SUM_ACREAGE
Milford West	262.28

Grouped Acreage 262.28 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.



Extent Indicator: Dover / Kent County MPO

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Kent County
Rail Freight Study

LEGEND

- Kent County Rail
- Natural Gas Line(s)

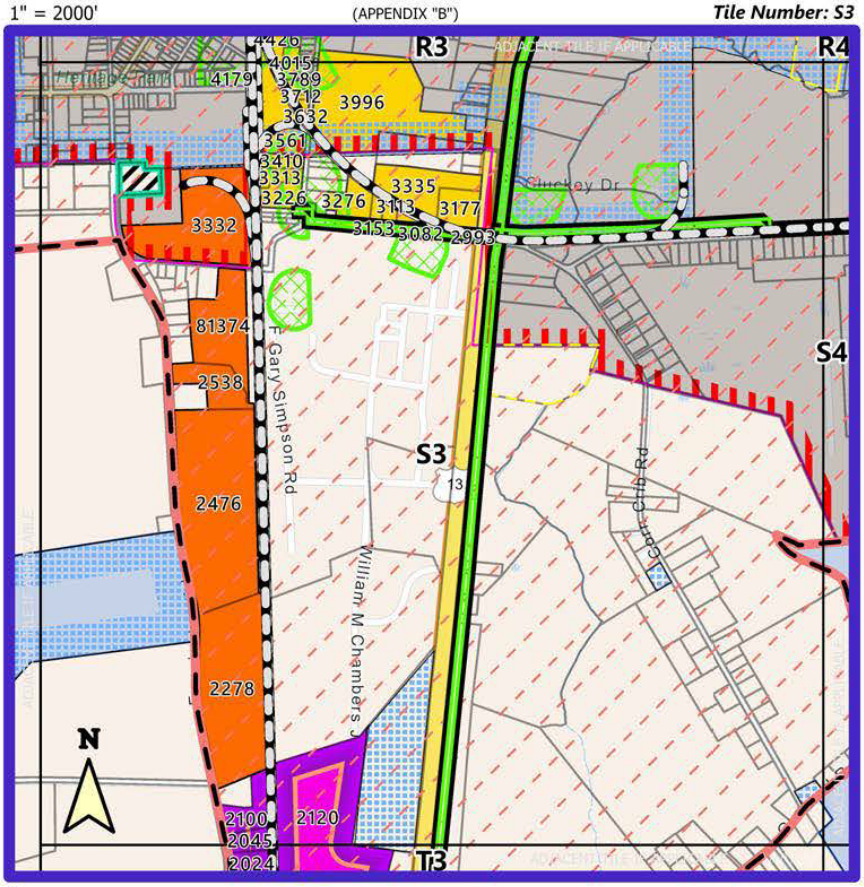
Delaware Planning Development

- PLUS Project Areas
- Kent County Growth Zone
- Power / Substations
- Chesapeake Natural Gas Service
- Sewer Districts
- Water Service Areas (DFM)

Delaware Agriculture

- Ag Easement

1" = 2000' (APPENDIX "B") **Tile Number: S3**

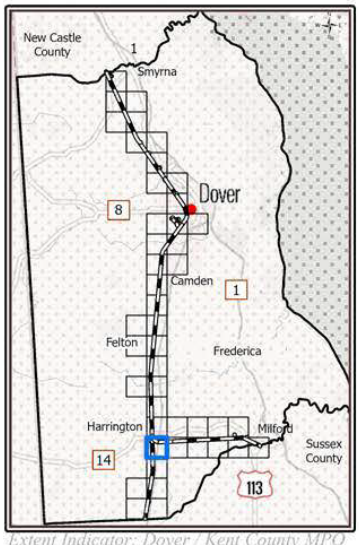


Total Acreage of individual group

Groupings	SUM_ACREAGE
Harrington	61.082332
Harrington South (1)	220.827113
Harrington South (2)	93.304427

Grouped Acreage 375.21 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.



Extent Indicator: Dover / Kent County MPO

GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING
Harrington	2993	Commercial	0.398532	General Industrial
Harrington	3082	Commercial	1.504235	General Industrial
Harrington	3113	Vacant Land	0.910989	Agricultural Residential
Harrington	3153	Single-Fam Residential	0.889452	Agricultural Residential
Harrington	3177	Commercial	3.441989	General Industrial, Limited Industrial & General Business
Harrington	3226	Commercial	2.291361	General Industrial
Harrington	3276	Single-Fam Residential	3.704992	Limited Industrial
Harrington	3313	Commercial	1.516709	General Industrial
Harrington	3335	Industrial	7.240457	Agricultural Conservation
Harrington	3410	Commercial	1.445932	General Business
Harrington	3561	Exempt	2.420344	Multi Family Residential
Harrington	3632	Vacant Land	0.024733	One Family Residential
Harrington	3679	Single-Fam Residential	0.343457	One Family Residential
Harrington	3712	Single-Fam Residential	0.194212	One Family Residential
Harrington	3750	Single-Fam Residential	0.221557	One Family Residential
Harrington	3789	Single-Fam Residential	0.570022	Multi Family Residential
Harrington	3996	Vacant Land	24.208967	Industrial Park
Harrington	4015	Vacant Land	1.166458	Multi Family Residential
Harrington	4179	Commercial Vacant Land	4.539533	Central Commercial
Harrington	4426	Vacant Land	2.503281	R-2
Harrington South (1)	2024	Single-Fam Residential	3.506804	Agricultural Residential
Harrington South (1)	2045	Manufactured Home	1.927162	Agricultural Residential
Harrington South (1)	2100	Single-Fam Residential	3.656513	Agricultural Residential
Harrington South (1)	2120	Industrial	37.278095	Limited Industrial
Harrington South (2)	2278	Single-Fam Residential	24.60173	Agricultural Residential
Harrington South (2)	2476	Agricultural-Residential	33.063746	Agricultural Residential
Harrington South (2)	2538	Exempt	5.200767	Agricultural Residential
Harrington South (2)	3332	Vacant Land	19.454681	Manufacturing
Harrington South (2)	81374	Agricultural-Residential	10.983503	Agricultural Residential

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Kent County
Rail Freight Study

LEGEND

- Kent County Rail
- Natural Gas Line(s)

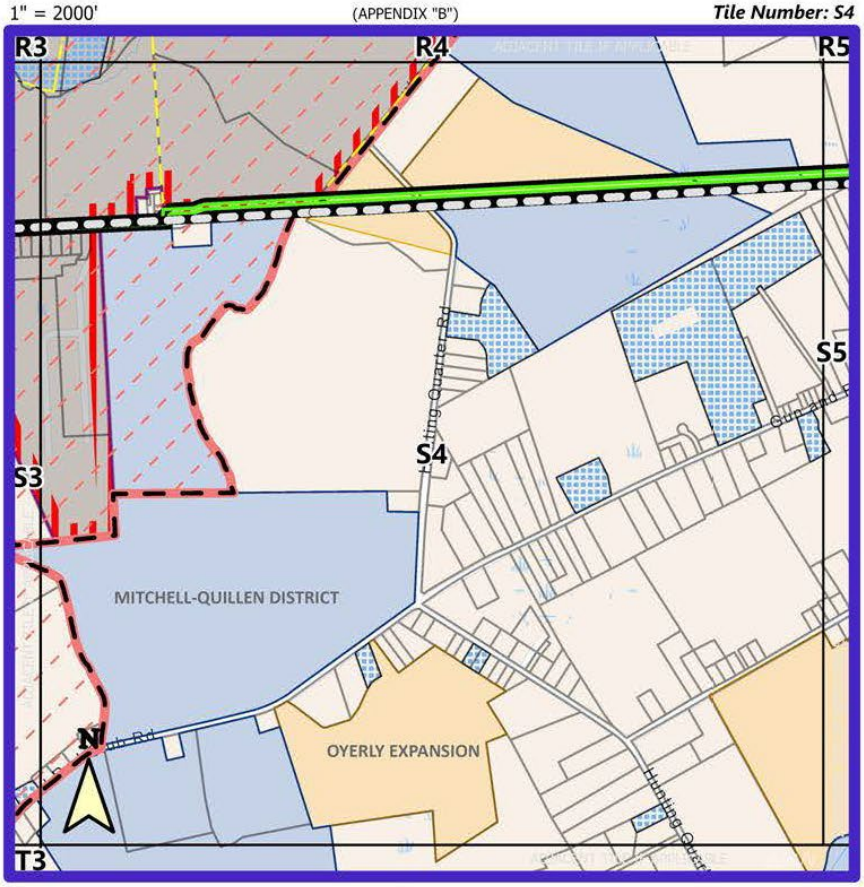
Delaware Planning Development

- PLUS Project Areas
- Kent County Growth Zone
- Sewer Districts
- Water Service Areas (DFM)

Delaware Agriculture

- Ag Easement
- Expansion

1" = 2000' (APPENDIX "B") **Tile Number: S4**



GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING

NO GROUPS REFLECTED IN THIS TILE

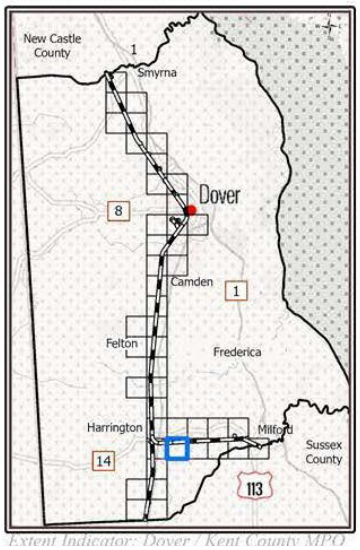
Total Acreage of individual group

Groupings	SUM_ACREAGE

NO GROUPINGS

Grouped Acreage 0.00 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.



Extent Indicator: Dover / Kent County MPO

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Kent County
Rail Freight Study

1" = 2000'

(APPENDIX "B")

Tile Number: S5

LEGEND

- Kent County Rail
- Natural Gas Line(s)

Development Application Type

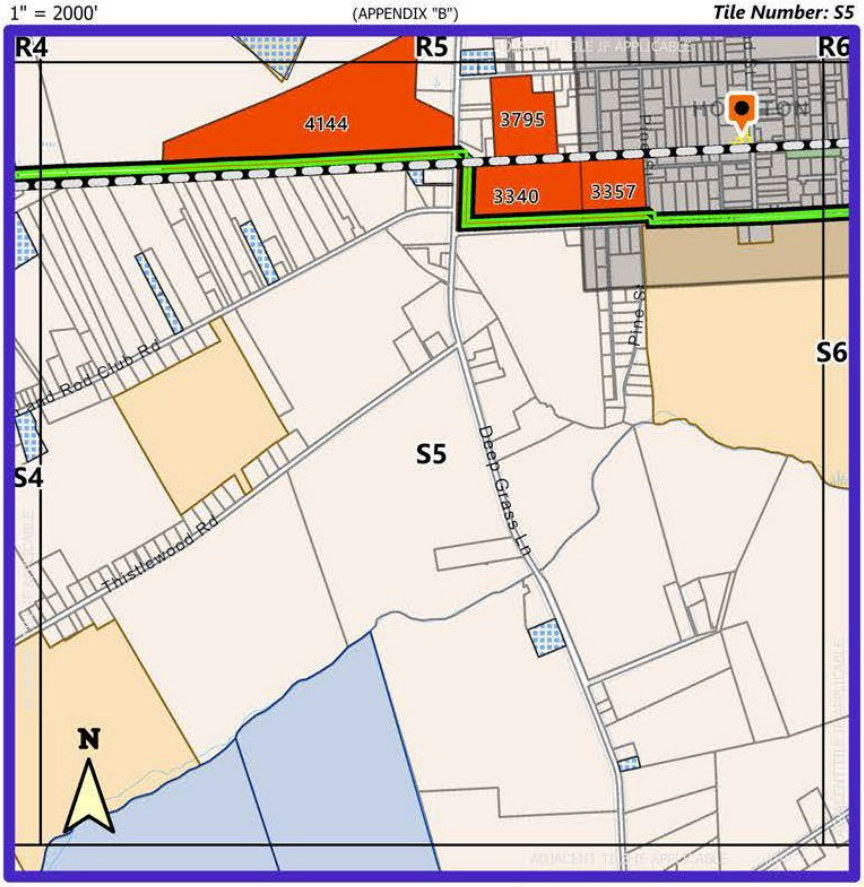
- Comprehensive Plan Amendment; Comprehensive Plan Pre-Update Review; Comprehensive Plan or Update

Delaware Planning Development

- PLUS Project Areas
- Water Service Areas (DFM)

Delaware Agriculture

- Ag Easement
- Expansion



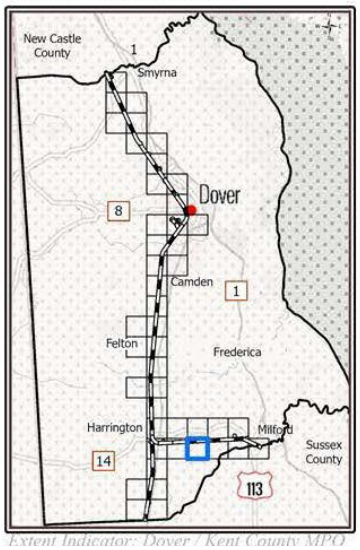
GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING
Houston West	3340	Industrial	18.025178	General Industrial
Houston West	3357	Commercial	9.307361	Industrial
Houston West	3795	Manufactured Home	10.770602	Agricultural Residential
Houston West	4144	Agricultural-Land	51.632936	Agricultural Residential

Total Acreage of individual group

Groupings	SUM_ACREAGE
Houston West	89.72

Grouped Acreage 89.72 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.



Extent Indicator: Dover / Kent County MPO

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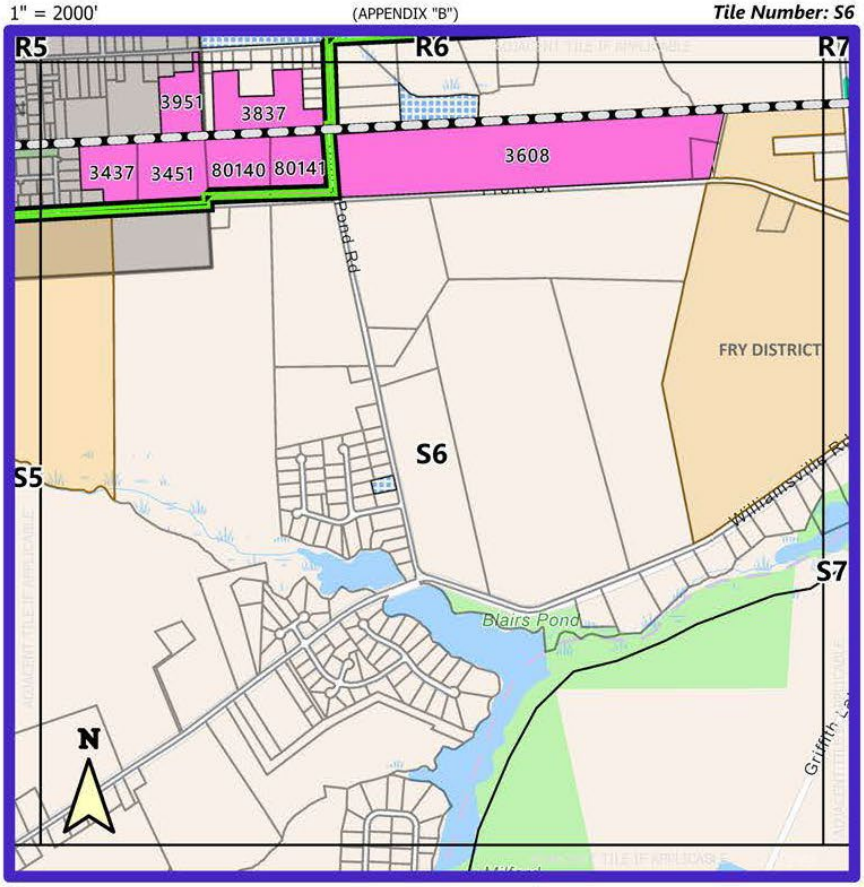
Rail Freight Study

1" = 2000' (APPENDIX "B") **Tile Number: S6**



LEGEND

- Kent County Rail
- Natural Gas Line(s)
- Power / Substations
- Water Service Areas (DFM)

Delaware Agriculture

- District
- Expansion

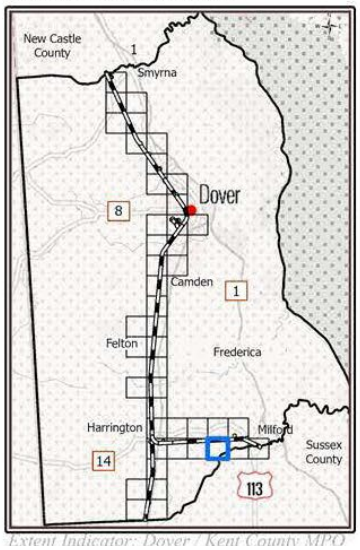
GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING
Houston East	3437	Single-Fam Residential	7.346318	Residential
Houston East	3451	Vacant Land	10.201841	Residential
Houston East	3608	Agricultural-Residential	55.700785	Agricultural Residential
Houston East	3837	Miscellaneous Imps.	11.168591	Agricultural Residential
Houston East	3951	Vacant Land	5.963483	Residential
Houston East	80140	Agricultural-Residential	9.306885	Agricultural Residential
Houston East	80141	Single-Fam Residential	8.553822	Agricultural Residential

Total Acreage of individual group

Groupings	SUM_ACREAGE
Houston East	108.16

Grouped Acreage 108.16 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.



Extent Indicator: Dover / Kent County MPO

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Kent County
Rail Freight Study

LEGEND

- Kent County Rail
- Natural Gas Line(s)

Development Application Type

- Subdivision

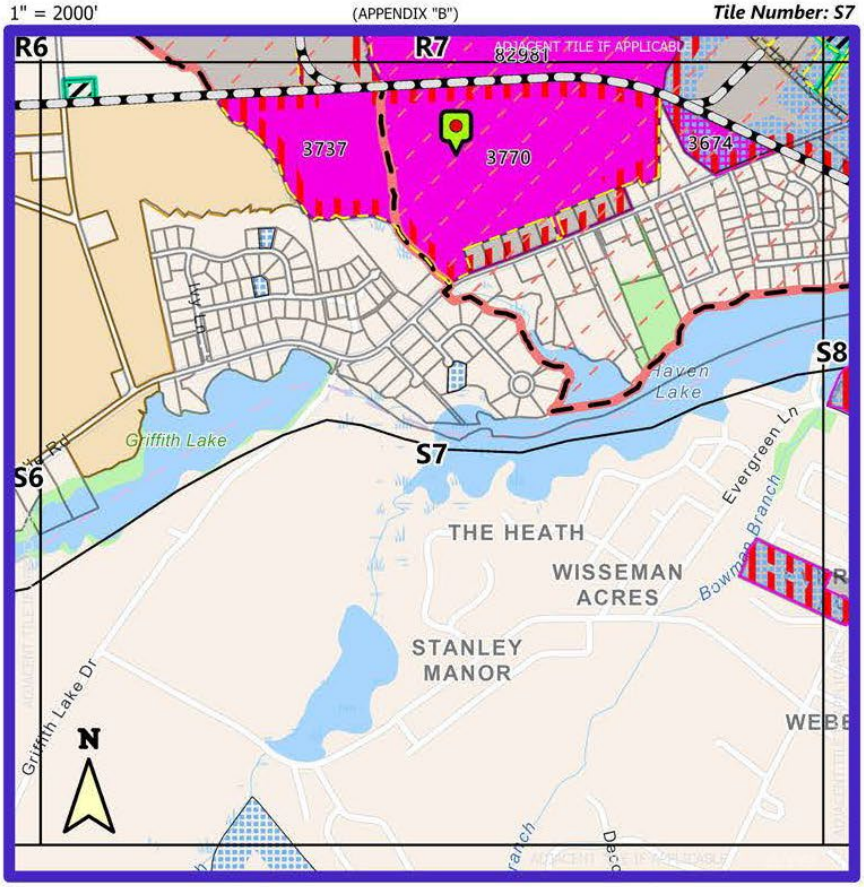
Delaware Planning Development

- PLUS Project Areas
- Kent County Growth Zone
- Power / Substations
- Sewer Districts
- Water Service Areas (DFM)

Delaware Agriculture

- District

1" = 2000' (APPENDIX "B") **Tile Number: S7**



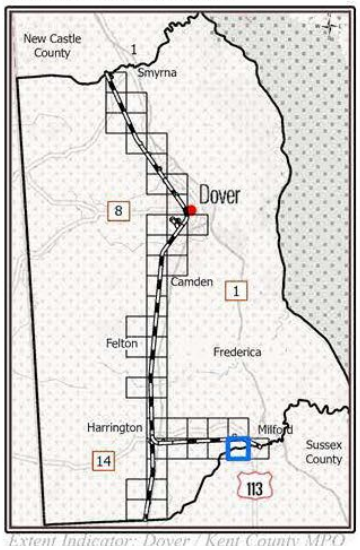
GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING
Milford West	3674	Commercial	7.675291	Limited Industrial
Milford West	3737	Vacant Land	34.738263	Residential
Milford West	3770	Miscellaneous Imps.	86.949823	Residential
Milford West	82981	Agricultural-Land	132.990002	Agricultural Residential & Single Family Residential

Total Acreage of individual group

Groupings	SUM_ACREAGE
Milford West	262.28

Grouped Acreage 262.28 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.



Extent Indicator: Dover / Kent County MPO

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Kent County
Rail Freight Study

LEGEND

- Kent County Rail
- Natural Gas Line(s)

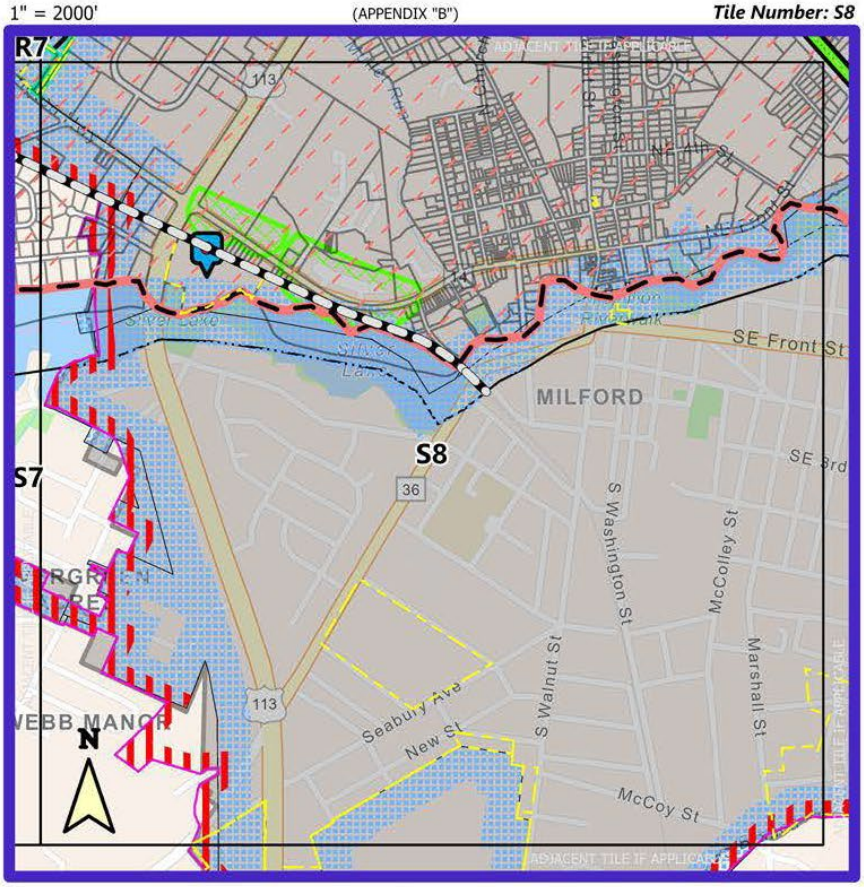
Development Application Type

- Site Plan Review

Delaware Planning Development

- PLUS Project Areas
- Kent County Growth Zone
- Power / Substations
- Chesapeake Natural Gas Service
- Sewer Districts
- Water Service Areas (DFM)

1" = 2000' (APPENDIX "B") **Tile Number: S8**



GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING

NO GROUPS REFLECTED IN THIS TILE

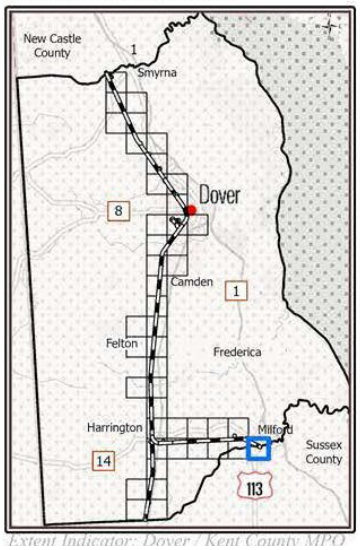
Total Acreage of individual group

Groupings	SUM_ACREAGE

NO GROUPINGS

Grouped Acreage 0.00 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.



Extent Indicator: Dover / Kent County MPO

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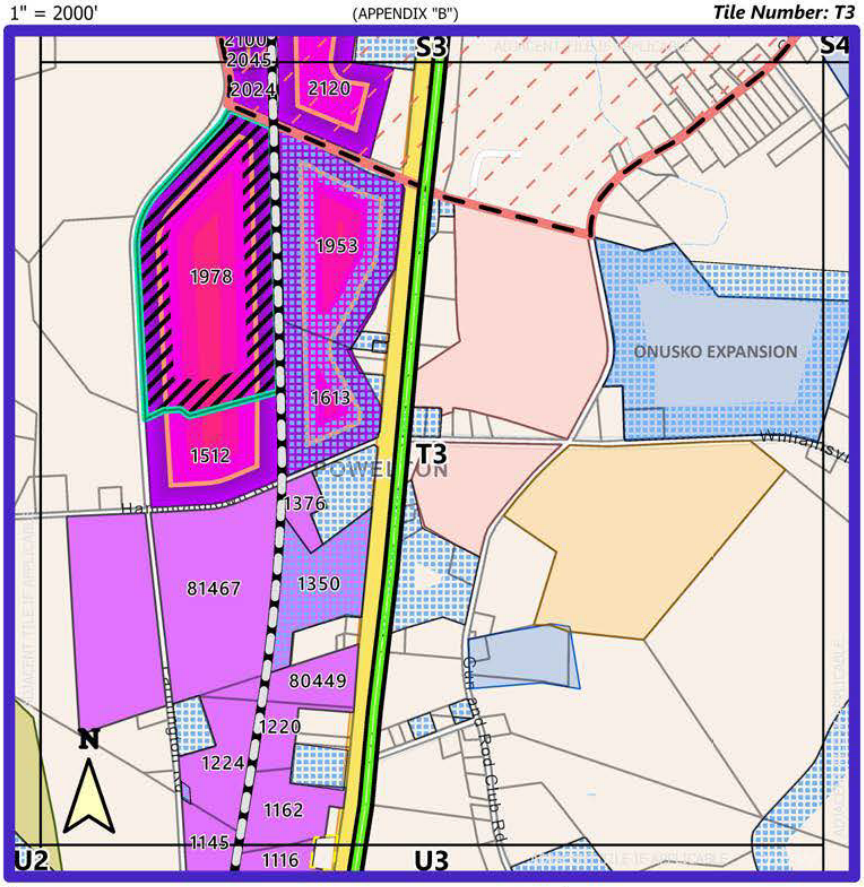
Rail Freight Study

1" = 2000' (APPENDIX "B") **Tile Number: T3**



LEGEND

- Kent County Rail
- Natural Gas Line(s)

Delaware Planning Development

- PLUS Project Areas
- Kent County Growth Zone
- Power / Substations
- Water Service Areas (DFM)

Delaware Agriculture

- Ag Easement
- Expansion
- Forestland Easement
- Young Farmer

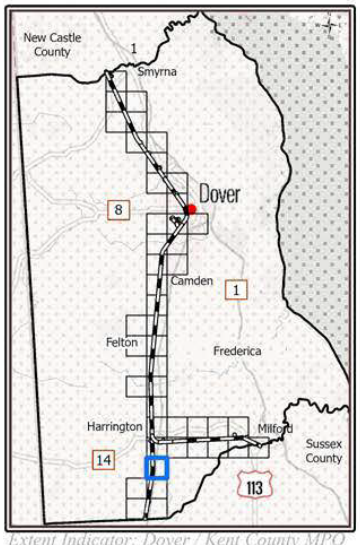
Total Acreage of individual group

Groupings	SUM_ACREAGE
Farmington North	214.933806
Harrington South (1)	220.827113

Grouped Acreage 435.76 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.

GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING
Farmington North	1116	Single-Fam Residential	24.17302	Agricultural Residential
Farmington North	1145	Agricultural-Land	13.935124	Agricultural Residential
Farmington North	1162	Single-Fam Residential	13.014304	Agricultural Residential
Farmington North	1220	Agricultural-Residential	5.984397	Agricultural Residential
Farmington North	1224	Agricultural-Residential	15.050948	Agricultural Residential
Farmington North	1350	Agricultural-Land	19.646507	Agricultural Residential
Farmington North	1376	Manufactured Home	4.772628	General Industrial
Farmington North	80449	Agricultural-Residential	10.946183	Agricultural Residential
Farmington North	81467	Single-Fam Residential	85.600072	Agricultural Residential
Harrington South (1)	1512	Agricultural-Land	27.504837	Agricultural Residential
Harrington South (1)	1613	Single-Fam Residential	23.359322	Agricultural Residential
Harrington South (1)	1953	Vacant Land	44.581419	Limited Industrial
Harrington South (1)	1978	Utility	79.012961	Agricultural Residential
Harrington South (1)	2024	Single-Fam Residential	3.506804	Agricultural Residential
Harrington South (1)	2045	Manufactured Home	1.927162	Agricultural Residential
Harrington South (1)	2100	Single-Fam Residential	3.656513	Agricultural Residential
Harrington South (1)	2120	Industrial	37.278095	Limited Industrial



Extent Indicator: Dover / Kent County MPO

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Kent County
Rail Freight Study

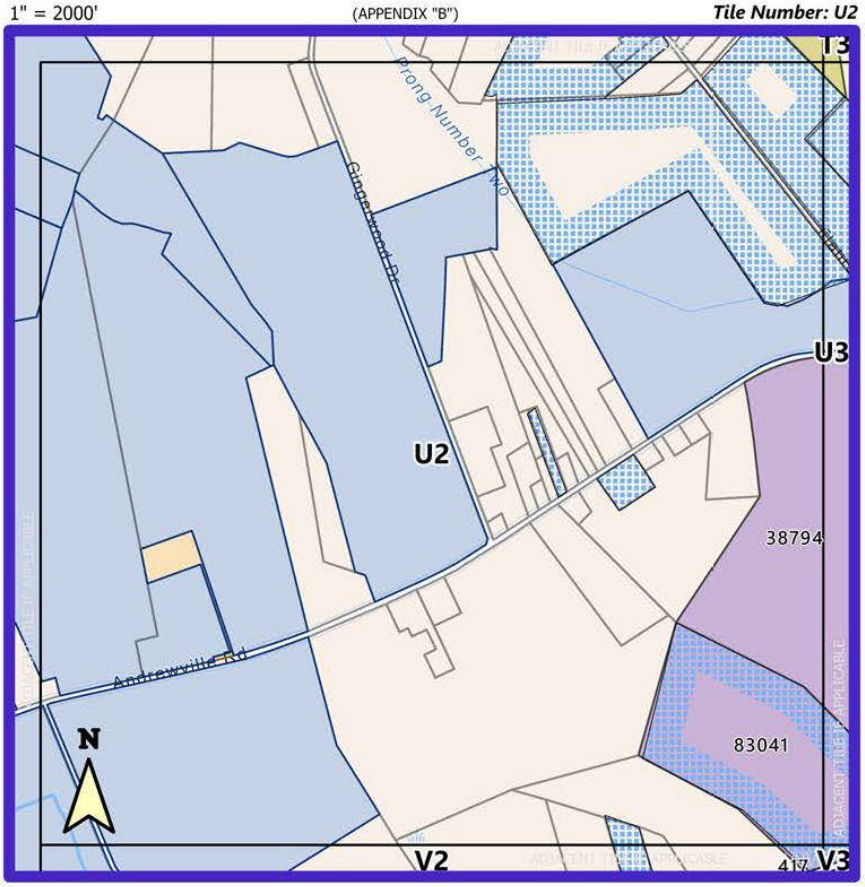
LEGEND

- Water Service Areas (DFM)

Delaware Agriculture

- Ag Easement
- Expansion
- Forestland Easement

1" = 2000' (APPENDIX "B") **Tile Number: U2**



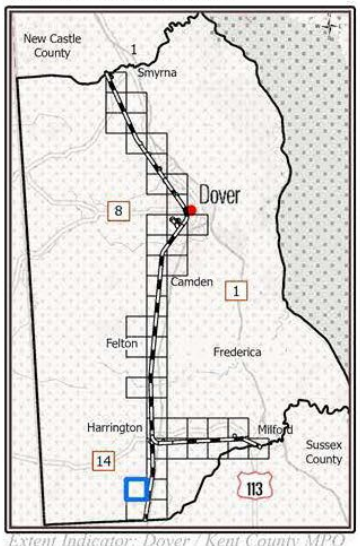
GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING
Farmington South	417	Single-Fam Residential	5.377968	Agricultural Residential
Farmington South	38794	Single-Fam Residential	160.624333	Agricultural Residential
Farmington South	83041	Agricultural-Land	91.672883	Agricultural Residential

Total Acreage of individual group

Groupings	SUM_ACREAGE
Farmington South	339.827383

Grouped Acreage 339.83 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.



Extent Indicator: Dover / Kent County MPO

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Kent County
Rail Freight Study

LEGEND

- Kent County Rail
- Natural Gas Line(s)

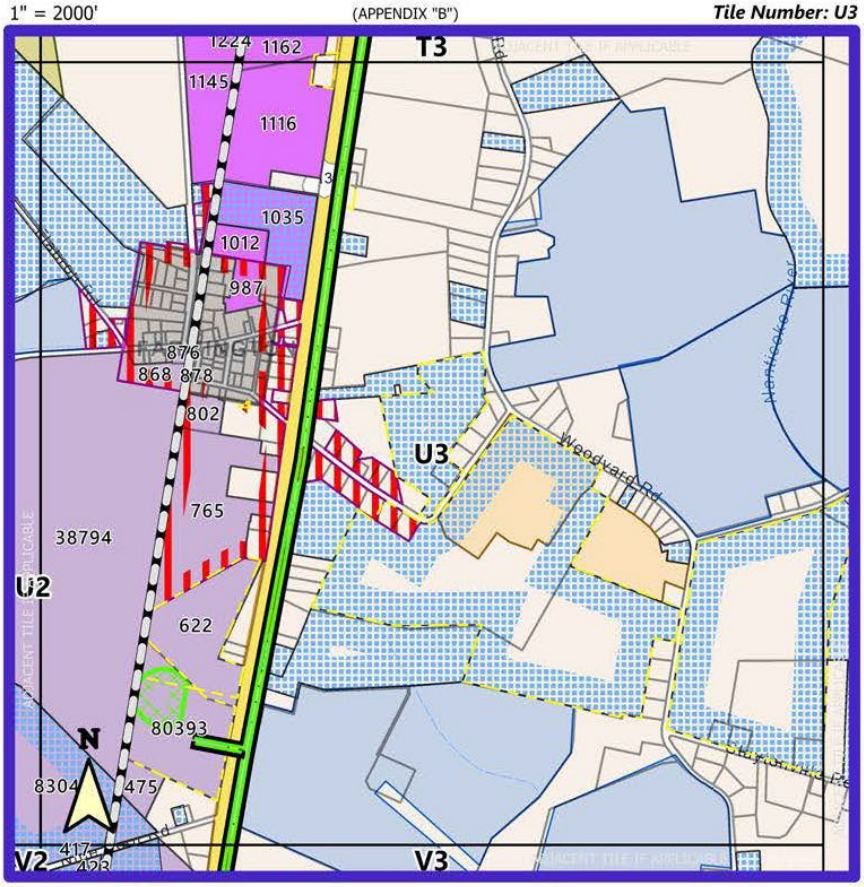
Delaware Planning Development

- PLUS Project Areas
- Chesapeake Natural Gas Service
- Sewer Districts
- Water Service Areas (DFM)

Delaware Agriculture

- Ag Easement
- Expansion
- Forestland Easement

1" = 2000' (APPENDIX "B") **Tile Number: U3**



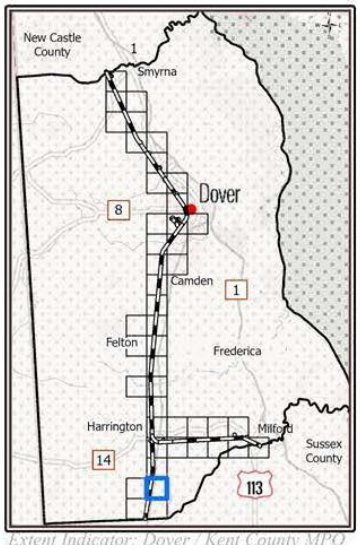
Total Acreage of individual group

Groupings	SUM_ACREAGE
Farmington North	214.933806
Farmington South	339.827383

Grouped Acreage 554.76 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.

GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING
Farmington North	987	Vacant Land	3.491222	Residential
Farmington North	1012	Miscellaneous Imps.	3.850365	Agricultural Residential
Farmington North	1035	Single-Fam Residential	14.469036	Agricultural Residential
Farmington North	1116	Single-Fam Residential	24.17302	Agricultural Residential
Farmington North	1145	Agricultural-Land	13.935124	Agricultural Residential
Farmington North	1162	Single-Fam Residential	13.014304	Agricultural Residential
Farmington North	1224	Agricultural-Residential	15.050948	Agricultural Residential
Farmington South	417	Single-Fam Residential	5.377968	Agricultural Residential
Farmington South	423	Manufactured Home	1.018031	Agricultural Residential
Farmington South	475	Vacant Land	3.320748	Agricultural Residential
Farmington South	622	Industrial	20.009637	General Industrial
Farmington South	765	Single-Fam Residential	28.002206	Agricultural Residential
Farmington South	802	Vacant Land	3.067051	Agricultural Residential
Farmington South	868	Agricultural-Land	3.547364	Residential
Farmington South	876	Commercial Vacant Land	0.120646	Residential
Farmington South	878	Single-Fam Residential	0.364933	Residential
Farmington South	38794	Single-Fam Residential	160.624333	Agricultural Residential
Farmington South	80393	Industrial	22.701582	General Industrial
Farmington South	83041	Agricultural-Land	91.672883	Agricultural Residential



Extent Indicator: Dover / Kent County MPO

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Kent County
Rail Freight Study

LEGEND

- Kent County Rail
- Natural Gas Line(s)

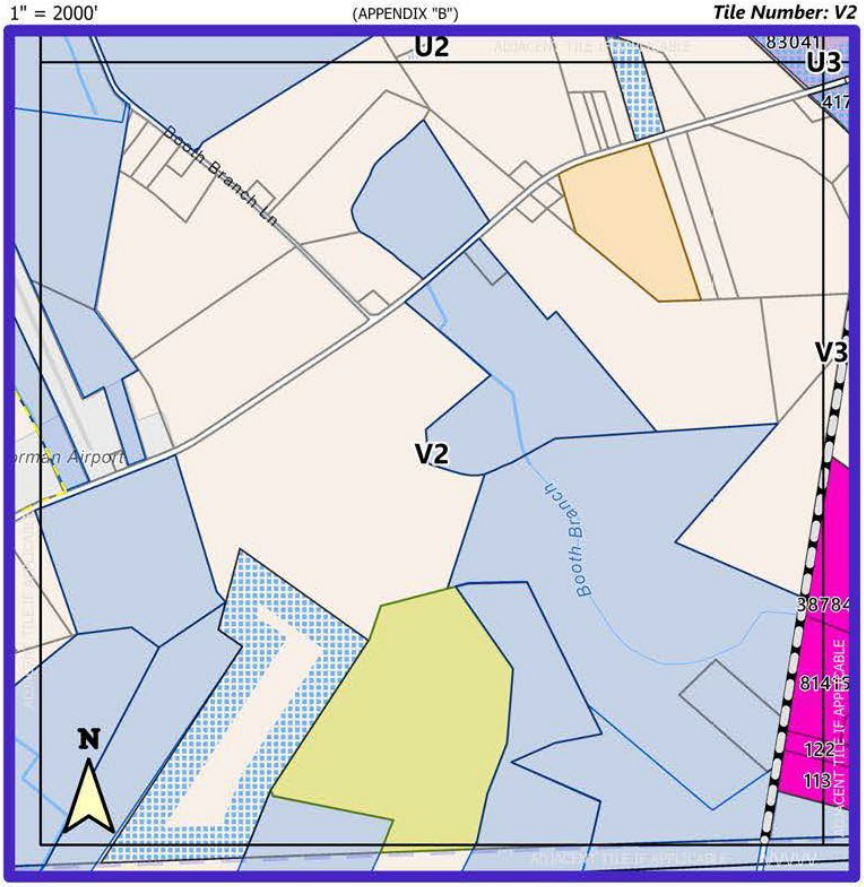
Delaware Planning Development

- PLUS Project Areas
- Water Service Areas (DFM)

Delaware Agriculture

- Ag Easement
- Expansion
- Forestland Area

1" = 2000' (APPENDIX "B") **Tile Number: V2**



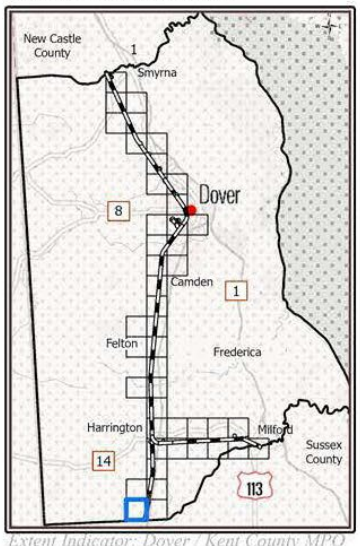
GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING
Farmington South	417	Single-Fam Residential	5.377968	Agricultural Residential
Farmington South	83041	Agricultural-Land	91.672883	Agricultural Residential
Sussex Line	113	Single-Fam Residential	7.66231	Agricultural Residential
Sussex Line	122	Agricultural-Residential	4.93445	Agricultural Residential
Sussex Line	38784	Agricultural-Land	37.171349	Agricultural Residential
Sussex Line	81415	Agricultural-Residential	19.765111	Agricultural Residential

Total Acreage of individual group

Groupings	SUM_ACREAGE
Farmington South	339.827383
Sussex Line	69.533221

Grouped Acreage 409.36 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.



Extent Indicator: Dover / Kent County MPO

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Kent County
Rail Freight Study

LEGEND

- Kent County Rail
- Natural Gas Line(s)

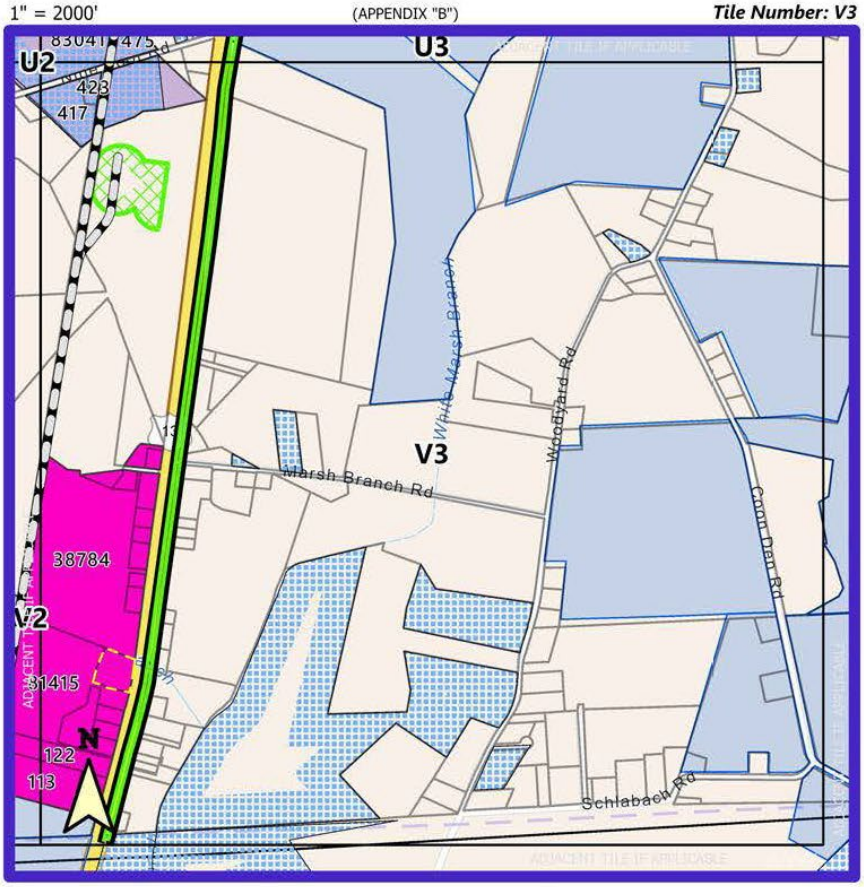
Delaware Planning Development

- PLUS Project Areas
- Chesapeake Natural Gas Service
- Water Service Areas (DFM)

Delaware Agriculture

- Ag Easement

1" = 2000' (APPENDIX "B") **Tile Number: V3**



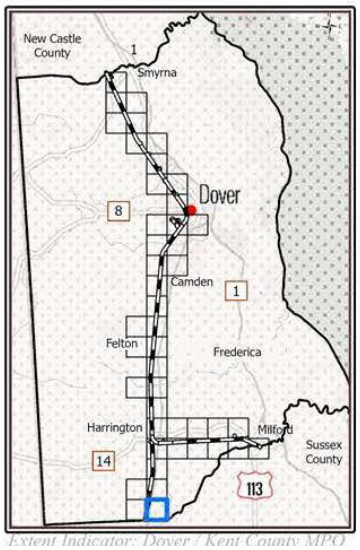
GROUPINGS	OBJECTID	LandUse	ACREAGE	ZONING
Farmington South	417	Single-Fam Residential	5.377968	Agricultural Residential
Farmington South	423	Manufactured Home	1.018031	Agricultural Residential
Farmington South	475	Vacant Land	3.320748	Agricultural Residential
Farmington South	83041	Agricultural-Land	91.672883	Agricultural Residential
Sussex Line	113	Single-Fam Residential	7.66231	Agricultural Residential
Sussex Line	122	Agricultural-Residential	4.93445	Agricultural Residential
Sussex Line	38784	Agricultural-Land	37.171349	Agricultural Residential
Sussex Line	81415	Agricultural-Residential	19.765111	Agricultural Residential

Total Acreage of individual group

Groupings	SUM_ACREAGE
Farmington South	339.827383
Sussex Line	69.533221

Grouped Acreage 409.36 Acres

NOTE: Numbers over parcels in tile are the "OBJECTID" which can be referenced in the related table below the tile.



Extent Indicator: Dover / Kent County MPO

Default Folder: C:\Users\Mike.Ward\Documents\ArcGIS\Projects\Rail Freight Study Kent County

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Appendix C

Appendix C – Updated Comprehensive Plan Summaries

2022 Kent County Municipalities Adjacent to the Delmarva Central Railroad with Revised Comprehensive Plans since 2018

Municipality	Revised Comp Plan Certified	Associated Comp Plan	Highlights Rail Use?	Potential of Rail Spur Line?
Kent County	2018	Comp Plan	No	Yes
The rail lines through Kent County are owned by Norfolk Southern Railroad, including the Delmarva Secondary Line and Indian River Secondary line. They are leased by and operated upon by the short line, Delmarva Central Railroad, a subsidiary of Carload Express. Although the 2018 Kent County Comprehensive Plan update does not specifically mention rail freight uses, it does provide supportive text to the concept of rail freight related uses. Page #7-4 describes preservation of areas for economic development as a priority for Kent County. Page #7-6 describes the future land use categories and the "industrial" category appears to best support rail use. Page #7-8 provides some supportive discussion for rail regarding light and heavy industrial uses should be in areas appropriate to their intensity and infrastructure requirements. Page #7-11 indicates map #7C as designating areas for future industrial, employment centers and other commercial areas in Kent County. Page #7-12 describes how Master Plans should be developed for designated Employment Centers and larger scale commercial areas. Page #7-13 lists several recommendations one of which describes preserving areas for economic development opportunities by focusing growth in Industrial, Employment Centers, and Commercial areas. Page #8-7 provides a nice summary about the 56 miles of active freight railroad lines in Kent County. This page also highlights the importance of considering the rail lines in future land uses and economic development. There are no goals and objectives listed as future initiatives regarding rail freight. Therefore, although the 2018 update does not appear to depict specific future land use changes which could maintain or create rail freight related manufacturing/employment centers, it does support the need to preserve rail-adjacent land for future economic development opportunities. There remains the potential to leverage a County/Municipal partnership with any of the municipalities listed in this rail zoning study to facilitate economic development.				
Camden	5/16/2019	Comp Plan	No	Yes
A review of the 2019 update provides some rail highlights. The Delmarva Central Railroad (formerly the Norfolk Southern Railroad) is mentioned in the Transportation Chapter. The section concludes with: "The tracks are only used for freight purposes now. Although the railroad was important for Camden's development, it currently provides very little economic benefit to the town as there are no rail-freight-oriented businesses." The current land use (page 21) shows agricultural uses for all vacant properties adjacent to the railroad. The future land use map (page 25) designates the northern-most vacant parcels west of the railroad as mixed use that may include residential and lighter commercial uses, but not rail-dependent uses. The vacant parcel immediately west of the Tamarac neighborhood is designated to be residential. The balance of the parcels west of the railway and south of Tamarac have been designated as "TDR Receiving Areas" and sending areas from those designated in the Kent County Comprehensive Plan. The parcels adjacent to the rail could be preserved for rail-related uses.				

Municipality	Revised Comp Plan Certified	Associated Comp Plan	Highlights Rail Use?	Potential of Rail Spur Line?
Cheswold	8/2/2021	Comp Plan	No	Yes
A review of the 2021 update acknowledges the rail line runs through Town and had a part in its past development, but nothing of the future potential to the business community. Page 46 does mention freight movement along the "Norfolk Southern" line but doesn't mention the greater attempts to serve businesses by the Delmarva Central Railroad. Pages 65-66 speculate on the future land uses in the Town but doesn't mention the rail facilities or opportunities. The future land use map does provide for industrial uses adjacent to the rail south of Route 42 and between the railway and the Air Park. The major parcel west of the rail line and south of Lynnberry Woods Road is slated for agriculture but offers the greatest opportunity for subdivision and construction of a siding or a spur.				
Clayton	1/14/2018	Comp Plan	Some	Yes
A review of the 2019 update provides some information regarding future rail uses. Page 82-83 describes the current status of trains in the Town. It recognizes the passenger service study completed for the DTC in 2013. That study concluded that: "tourism growth in Sussex County and Worcester County, Maryland, appears to make passenger service more feasible than ascertained in previous studies." Page 82 recognizes the three rail lines that cross the Town, the Delmarva Secondary is the only active line. The plan sets three goals for rail transportation: 1) Investigate eligibility for funds to acquire, rehabilitate and operate a railroad station; 2) Work with Delmarva Central Railroad to ensure that trains do not stop at Clayton rail crossings for long periods of time; and 3) Explore opportunities for coordination on freight delivery with Delmarva Central Railroad. At the location where the Clayton-Easton line splits off the main Delmarva Secondary line, there is a spur right-of-way (ROW) which appears to have a north-westerly direction up to the Town's western boundary and stops. On the north and south sides of this ROW, there are residential uses and the end of the spur goes into a residential neighborhood and terminates at a large parcel in Kent County where the Hanover Food Corporation is located. There are remnant tracks on the Hanover Foods site. The existing spur ROW may have the potential for rail supported industry. However, the Town appears to see the future of this spur line as more recreational. Additionally, the parcel adjacent to the spur ROW on the south side is depicted as being "residential" for future land use. Other than using existing rail spurs within the town, the 2019 update does not appear to depict future land use changes which could leverage rail freight related manufacturing/employment centers. The opportunity to utilize parcels adjacent to existing rail and rail ROW to develop suitable employment opportunity sites could be explored.				

Municipality	Revised Comp Plan Certified	Associated Comp Plan	Highlights Rail Use?	Potential of Rail Spur Line?
Dover	1/13/2020	Comp Plan	No	Yes
The 2019 Comp Plan dedicates a page in the Transportation Chapter to the current rail freight related uses. Page 9-9 cites the major existing users of rail for (primarily) receiving raw materials at the major industrial uses along the Norfolk-Southern railroad line at North Street. On that page are the documented attempts to offer passenger rail service and does "…recommend(s) keeping parcels adjacent to the railroad in industrial zoning classification, in order to allow for potential new industrial uses that load directly onto the rail line." The page summarizes prospective rail use with the following: "The future of rail travel in Delaware has been discussed in various capacities throughout the past three decades. The City of Dover remains committed to exploring the possibility of passenger rail service to Dover and is committed towards pursuing passenger rail service once it becomes a viable alternative." It unfortunately doesn't express the same dedication to freight rail. The page offers: "Keeping these parcels in industrial zoning also reduces the likelihood of noise and safety concerns that many come from developing them with residential or commercial uses. Supporting these plans' recommendations will bolster the viability of freight rail service in Kent County and throughout Delmarva." That seems to ameliorate the threat of freight rail rather than the opportunity. The update, approved in 2020, includes Map 13-2 Potential Land Use for Annexation Areas. The parcels the City is interested in annexing that have rail access are all to the north, including the enclave east of McKee Road and south of Scarborough Road, west of the Fork Branch and the parcels south of Central Church Road. The prospective land use for the parcels near McKee Road at Scarborough are mixed-use and open space for the wetlands adjacent to the water course. The mostly vacant parcel spanning the railroad south of West Denny's Road is anticipated for an industrial use while only the parcel(s) to the east of the railroad ROW is anticipated to be industrial, while the parcel(s) on the western side are anticipated to be residential.				
Farmington	2015	Comp Plan	No	Yes
The 2015 update provides some cursory information regarding the rail line. Page #27 highlights the fact that the railroad played a major role in Farmington's history but there is currently no station or other rail facility in Town. The Comp Plan does not provide any mention of leveraging rail freight use. The existing land use map shows residential uses on both sides of the rail line and the future land use map depicts the one large agricultural parcel on the western side of the rail line at the Town's southern border as converting to residential use. The Growth and Annexation Areas map shows parcels to the east of Town along Rt. 13 as being commercial and one parcel on the east side of the rail line at the southernmost Town boundary line as being residential. There are currently a limited number of appropriately zoned, rail-adjacent parcels of any size available for a rail freight business. Therefore, the 2015 update does not appear to depict future land use changes which could leverage rail freight related manufacturing/employment centers.				

Municipality	Revised Comp Plan Certified	Associated Comp Plan	Highlights Rail Use?	Potential of Rail Spur Line?
Felton	2018	Comp Plan	Yes	Yes
The 2018 update provides some cursory information regarding rail but does not cite the railroad as a strength or an opportunity. (Fortunately, it wasn't cited as a threat or weakness either.) Map 13 describes the town's zoning. Most parcels north of Rt 12 are currently zoned residential but parcels to the south are a mix of Community Commercial and Light Industrial. There is no mention of the rail bisecting town in any of the goals or objectives, nor of annexation to take advantage of rail services. The Transportation Chapter does cite the railroad as "…a possible resource for the promotion of freight rail-based economic development in the Town." It also cites that the Town's "…largest industrial business, Pennsy Supply, has a siding…" Map #9 depicts the proposed annexation areas Future Land Use. The shortest term annexation adjacent to the rail was to be residential while the longer term rail-adjacent annexations were undetermined. Strategic annexation will offer the Town the opportunity to develop rail-dependent economic development sites.				
Harrington	2013	Comp Plan	Yes	Yes
The 2013 update does provide information supporting future rail freight related uses. Chapters 8 (Land Use and Growth Management) and 11 (Transportation) provide a lot of information regarding rail freight and potential manufacturing businesses. The Comp Plan lists a goal on page 8-15 to pursue businesses interested in available freight rail services for location in the Town. Page #11-5 describes the Delaware State Rail Plan (SRP) and how it serves as a strategic guide for DelDOT, stakeholders, and the public to guide the future freight and passenger rail capital investments. Page #11-10 lists this as one of the 16 transportation goals. A review of the current land use map #16 and future land use map #17 show mixed use parcels on both western and eastern sides of the rail line as it enters the town from the north. A section of the railway diverges from the main line and heads east towards Milford. Immediately east of US 13 are three parcels that can support major industrial development and a transload facility to serve regional businesses that do not have the luxury of being rail-adjacent. The City of Harrington contracted with the MPO to study the development potential of the site. The Harrington Study has been completed and is available at https://doverkentmpo.delaware.gov/projects/. The 2013 update does appear to depict future land use changes which could leverage rail freight related manufacturing/employment centers. There have been two amendments to the 2013 Comp Plan, in 2016 and 2018. The 2018 amendments were inconsequential for this study. The 2016 amendments were the result of the Comprehensive Rezoning required after adoption of a Comp Plan. It kept a few major parcels along the rail on the north side as some type of residential even after the zoning change. It did change two significant parcels adjacent to the state fair grounds to manufacturing. The balance were relatively small parcels or distant from the rail.				

Municipality	Revised Comp Plan Certified	Associated Comp Plan	Highlights Rail Use?	Potential of Rail Spur Line?
Houston	2018	Comp Plan	Some	Yes
The 2018 update provides some information about rail uses. Page #10 lists one transportation goal but does not mention rail freight. Page #37 section 6-3 briefly describes the railroad indicating that it provides important linkages to statewide and regional destinations. Page #42 section 7-5 describes economic development but indicates two most obvious concerns being semi-vacant parcels and homes in disrepair, particularly along the railroad. Page #49 describes open space and the fact that the railroad right-of-way takes up approximately 8.72 acres of land. Pages #64-71 list 20 goals to be implemented by the Town. However, none of the goals include increased use of rail freight objectives. The rail line runs in an east and west direction directly through the middle of town. There is one industrial zoned parcel on the south side of the rail line at the western town boundary. There are several agricultural zoned parcels as well as one larger commercially zoned parcel on the east side of town adjacent to the rail line as seen in the existing land use map. There is one parcel indicated on the Annexation Map they would zone industrial adjacent to the one in-town industrial parcel. This might be a good location for a rail freight manufacturing business location. Therefore, the 2018 update does appear to depict future land use changes and/or annexations which could leverage rail freight related manufacturing/ employment centers.				
Milford	2018	Comp Plan	No	Yes
The 2018 update does not provide detailed information about rail uses. Page #82 describes the location of the railroad coming in from the western boundary before turning south into Sussex County. Other than page #82, railroad uses are not described. Chapter 13, Appendix A (Maps) shows current and future uses in the Northwestern Neighborhood where the rail line enters the City. The maps depict low density residential in the area adjacent and on the south side of the rail line and the area near the Baltimore Air Coil to remain industrial. The rail line traverses towards the center of Milford before bending south where the Town of Milford extends into Sussex County. Comparing maps, there appears to be residential zoning adjacent to the rail lines as it comes into the western boundary of Milford and then has come industrial and commercially zoned parcels at the point the rail line bends south towards the Center of town.. This western approach into Milford may make an ideal location for a railroad centric manufacturing employment/business park if the currently zoned residential parcels were rezoned to allow rail spur lines. The 2018 update does appear to depict future land use changes which could leverage rail freight centric manufacturing/employment centers.				

Municipality	Revised Comp Plan Certified	Associated Comp Plan	Highlights Rail Use?	Potential of Rail Spur Line?
Smyrna	7/19/2021	Comp Plan	No	Limited
In 1995, the Town annexed and subsequently acquired approximately 95 acres of property along Rt. 300 and the railroad on the west side of town to create the Smyrna Business Park. With the creation of this business park, the Town also created the IORP – Industrial/Office/Research Park Zoning District, to supplement (and partially replace) the existing and outdated M – Manufacturing Zoning District. This business park has since almost entirely built out with a combination of warehouse, construction, service, government, and public utility uses and businesses. The Transportation Policy Goals, the goals of the Economic Development Plan, or the goals of Implementation of the approved Comp Plan do not mention rail access for existing or future indicating the rail is a bit too far to consider access from Smyrna properties. The Annexation Plan does include parcels adjacent to the Rail ROW that will be dedicated to Greenbelt.				
Viola	3/18/2019	Comp Plan	No	Yes
The 2019 Comprehensive Plan mentions the railroad only as a contributing factor in historic growth and as being in town. The properties to the East of the railroad are primarily single-family residential and the properties west of the railroad are a mix of single-family residential and croplands. There are no parcels of significant size adjacent to the railway. It does not depict increased activity of rail freight related uses. The Town characterizes its future as slow growth maintaining the land uses as residential, agricultural residential, or institutional and no industrial and commercial zoning. The Annexation areas identified on map 4 are, with one small exception, located on the East side of town and all are remote from the railroad. The 2019 update does not appear to depict future land use changes which could leverage rail freight related manufacturing/employment centers.				
Woodside	2018	Comp Plan	No	Limited
A review of the 2018 update provides some rail information. Page #8 provides some valuable historical information on rail service and even though page #14 describes future discussions for commercial activity within the Town, very little is written using rail freight as a potential mechanism for economic development. Page #24 describes four properties which are being considered for annexation into the Town. However, three of the four recommend residential uses as seen on map #6. In addition, one of the annexed parcels is earmarked for commercial use on the southern boundary of the Town and on the east side of the rail line which runs directly adjacent to this parcel. Comparing the current land use (map #2) to the future land use (map #6) shows very little change to the zoning. Although there are no properly zones parcels adjacent to the rail line with sufficient area to locate even a siding, there is some potential for rail freight if the Town changed its current designation for one of the four annexed properties from agricultural use to industrial use. The parcel is on the western side of the rail line and sits at the southernmost boundary of the town. Nonetheless, the 2018 update does not appear to depict future land use changes which could leverage rail freight related manufacturing/employment centers.				

Municipality	Revised Comp Plan Certified	Associated Comp Plan	Highlights Rail Use?	Potential of Rail Spur Line?
Wyoming	Pending	Comp Plan	No	Yes
A review of the 2011 update does not show increased activity for rail freight related land uses and does not appear to depict future land use changes which could leverage rail freight related manufacturing or employment centers. Page #30 describes how the Norfolk Southern line originates south of Wilmington, Delaware and terminates in Pocomoke City, Maryland. There is also a suggestion to resume passenger rail services along this rail line. Section 4-5 on page #30, recommends retaining public rights-of-way for pedestrian paths, bicycle links and access to infill development, so future changes near the rail line should be reviewed. Page #44 depicts opportunities for redevelopment however, there is no mention of leveraging rail services regarding economic development plans for commercial or industrial uses. Map #6 depicts existing zoning and map #7 shows future land use. There are two properly zoned parcels larger than six acres and in use adjacent the rail line. The industrial-zoned land that appears under-utilized or vacant is at least 500 feet remote from rail access. The 40+ acre parcel adjacent to the rail line was brought before the PLUS committee for comment on a subdivision into 20 lots averaging about 1.5 acres. If/when the proposal is brought before the Wyoming Planning and Zoning Commission, the MPO will discourage subdividing the properties.				

Appendix D

Concepts to Consider for Rail-Positive Zoning

Purpose: To utilize a new zoning classification that falls under industrial use, but is specific to the needs of rail. (It is important to make this distinction, as the needs of rail industrial use are more specific than industrial use, and its impacts are often unique to land adjacent to railroads.)

Outcome: Land that falls under this zoning classification will be set aside for rail-specific industrial use, and may not be utilized for residential, commercial, or non-rail industrial purposes. This is intended to preserve land for rail-specific industrial use and reduce the likelihood of conflict between industrial and residential areas. Zoning may be re-assessed in the future if rail-specific industrial use is no longer applicable to a certain parcel.

Restrictions: New zoning classification may only be implemented in areas that are shown to be useful to the railroads, or that have the potential to be useful. In addition, parcels of land that are already in use for non-rail purposes are not suitable for this zoning classification.

Needs: It is important for municipalities to consider the needs of each parcel when re-zoning for rail-specific industrial use. These may include additional infrastructure such as roads and equipment to help with the transporting of goods, security measures such as fencing and cameras, and barriers such as vegetation for aesthetic or noise-reduction purposes.

Buffer: In addition to the new zoning, a buffer zone or setback may be implemented to separate rail-specific parcels from other areas of land. Municipalities have the option to create rules for rail-specific buffer zones: for example, it may be decided that all re-zoned parcels of land must have a buffer of at least 20 feet, or that the buffer zones must include vegetation or other barriers to prevent noise pollution.

Consequences: It is expected that the municipality consider current and future use of adjacent land, so that negative consequences (noise pollution, air pollution, changes in safety, etc.) may be mitigated. NOTE: See following section for further details on land uses and conflicts adjacent to freight activity.

Additional steps: Zoning changes are most effective when carried out in tandem with long-range planning, efforts towards mitigation, and education and outreach. The zoning process is one of many steps that may be utilized to preserve land for rail industrial use. NOTE: See following section for further details on steps to follow.

Sample Process to Facilitate a Zoning Change

The following is a series of recommended steps that may be used by municipalities when changing zoning to rail industrial use. It serves as a loose template rather than a rigid format, as certain steps may not be applicable or are not appropriate for specific circumstances.

Questions to consider before pursuing a zoning change

- How exactly will the land be used in the short-term and the long-term? Does this align with the community's goals?
- How have other municipalities carried out a similar change in zoning?

- What additional information is needed to understand current and future land use?
- Is there existing infrastructure on the parcel? How much additional infrastructure would be required for industrial rail use?
- How will community members feel about the proposed changes? How can their voices be heard?
- What impacts, positive or negative, will come out of the change in zoning?
    - Social: changes in vehicle traffic, vehicle accessibility, noise pollution, environmental justice, etc.
    - Safety: changes in safety of surrounding area (e.g., changing risk of injury, increased train activity)
    - Environmental: changes in air pollution, harmful runoff, removal of vegetation, erosion, etc.
    - Financial: costs associated with rezoning, building of infrastructure

Land uses and conflicts adjacent to freight activity (derived from NCFRP, 2012, p. 21):

Noise Sensitive Uses	Dwelling units (residential, motels, etc.); educational uses (childcare, schools, colleges, etc.); libraries; hospitals and other residential health care providers; playgrounds.
Light Sensitive Uses	Dwelling units (residential, motels, etc.); and hospitals and other residential health care providers.
Vibration Sensitive Uses	Dwelling units; educational uses; vibration sensitive industries (such as precision high-tech industry); all buildings not constructed to withstand the fatigue caused by rail vibrations.
Pollution/Air Quality Sensitive Uses	Dwelling units (residential, motels, etc.); medical (hospitals and other residential health care providers); educational(childcare, schools, colleges, etc.); park and recreational facilities.
Uses Requiring Potentially Incompatible At-grade Crossings	Dwelling units; educational uses; libraries; hospitals and other residential health care providers; commercial uses; emergency services; park and recreational facilities.
Uses Associated with the Potential for Dangerous Trespass	Dwelling units; education uses (especially childcare facilities and schools); libraries; playgrounds; commercial uses.
Time Sensitive Uses	Night-time sensitive uses*; dwelling units, hospitals and residential care facilities.
Traffic and Congestion Sensitive Uses	Dwelling units; emergency service provider uses; residential health care facilities.
Height Sensitive Uses	Residential and commercial uses that may impact approach and landing flight paths.

Reminders about the zoning process

It is important to remember that the process and outcome for changing zoning to rail industrial use will differ between municipalities. One community's approach to the issue may not be perfectly suited for use elsewhere, and the approach may need to be adjusted. Despite this, municipalities will benefit from

looking to their neighbors for ideas, or even consulting case studies at the national or international level. By understanding which strategies were successful and which needed improvement, the transition to new zoning could avoid many of the common obstacles, such as conflict with nearby residential areas.

Municipalities should also remember the limitations of zoning for protecting rail use. First, zoning is a proactive tool, and therefore it may be limited in its scope if a parcel of land adjacent to railways is already being used for residential or commercial purposes. Second, the ability to enact zoning extends only as far as the municipality's jurisdiction. This means if a parcel or selection of parcels adjacent to railroad tracks crosses municipal boundaries, the changes in zoning would possibly require the cooperation of several municipalities.

Additional planning and zoning steps

Once the change in zoning is completed, various impacts (both positive and negative) are likely to arise. However, it is possible for land to be used for industrial use while still reducing conflicts with neighboring communities. These "good neighbor" practices are not always applicable to every situation, though there are many suggestions that are relevant to rail industrial zoning. Such practices may include the following:

- *Community planning:* Relevant planning strategies involve featuring rail industrial use in comprehensive plans, carrying out local studies on rail use, and involving the public and relevant stakeholders throughout the process. Community and stakeholder goals must always be considered as the new zoning is pursued.

- *Buffer zones:* Buffer zones are a tool used for separating areas with different zoning, such as freight and non-freight areas. They can be beneficial when the base zone standards do not provide enough separation. There is typically little to no development within these zones, though vegetation may be included. While buffer zones can be useful tools in some circumstances, they also have the potential to reduce the availability of useful land. Therefore, it is important to first determine whether the benefits of a buffer zone will outweigh the costs of restricted development. The City of Dover implemented a 50 feet buffer requirement from the railroad when subdividing the former Eden Hill property.

- *Security:* Tools such as earthen berms, security fences, signage, and security cameras can decrease trespassing in areas around railroad tracks, which reduces the likelihood of pedestrian injury. In addition, it has been found that by improving pedestrian access in areas around railroad tracks (especially between destinations such as schools and commercial centers), residents are more likely to avoid the tracks.

- *Noise barriers:* Noise from railways may include train engines, brakes, horns, whistles, and construction and maintenance, as well as many others. To address these issues near places where people sleep or work, municipalities may construct berms, walls, or high vegetation, which could deflect some of the incoming noise. It should be noted that the effectiveness of noise barriers is frequently debated, and the results may be subjective or dependent on the people living or working in their proximity. The barriers' effect on neighborhood aesthetics is another factor for municipalities to consider: While walls may be the most effective noise barrier available, they are also more noticeable than berms and vegetation.

- *Noise abatement policies:* These requirements may be enforced for new or existing homes adjacent to rail corridors. The outcome is an improvement in soundproofing for homes, which will reduce the impacts of noise pollution on residents. For example, municipalities may require a minimum sound transmission class for walls and windows, a minimum amount of insulation within the walls, or the removal or covering of openings in the walls or roofs. These steps could also be used for noise-sensitive locations such as churches, hospitals, schools, or libraries. In addition to these steps, noise surveys may be carried out in communities to monitor complaints and areas in need of attention.

- *"Quiet" rail zones:* To address the specific issue of whistle noise, some municipalities have established "quiet" or "no-whistle" rail zones. This does not simply mean whistles are banned within a specified area: More specifically, the change involves safety improvements such as redesigned highway rail at-grade crossings and street closures. With these improvements in place, there is a reduced need for whistles, which in turn reduces unwanted noise.

Municipalities are encouraged to work with freight entities to carry out these steps when applicable. For more information on "good neighbor" practices and the impacts of rail, consult the various sources listed within this study.

Education and public outreach

In addition to enacting zoning changes and making physical changes to the area, it is important that municipalities communicate their goals with the community. This involves seeking public input beforehand, remaining transparent during the process, and gathering feedback in the months and years afterwards to track outcomes.

Tools for community awareness include putting up signs, advertising in newspapers and through social media, and making previous studies widely available. Surveys are useful for gauging public opinion, though their effectiveness depends on the number of respondents. Finally, hosting round tables and working groups will allow the public to provide input and share concerns from the process's beginning until its conclusion.

Appendix E – Sample Rail Overlay Districts

Railroad Industrial Overlay District from City of Nevada, Iowa
https://codelibrary.amlegal.com/codes/nevada/latest/nevada_ia/0-0-0-4231

165.12 RR RAILROAD INDUSTRIAL OVERLAY DISTRICT.
The RR Railroad Industrial Overlay District is intended to facilitate the transition of residential neighborhoods located along the railroad corridor to Limited Industrial. The District limits permitted uses to minimize traffic generation and the density of workers or customers. It also provides increased rear yard setbacks.

1. Permitted Uses. For properties zoned LI Limited, the following uses are permitted:

Civic Uses:
Administration
Guidance Services **(S)**
Cultural Services **(S)**
Maintenance Facilities
Park and Recreation
Postal Facilities **(S)**
Safety Services
Utilities

Offices Uses:
General Offices **(S)**
Financial Offices **(S)**
Medical Offices **(S)**
Corporate Offices **(S)**

Commercial Uses:
Veterinary Services
Ag Sales/Service **(S)**
Auto Rental/Sales
Auto Services
Body Repair
Business Support Services **(S)**
Communication Service
Consumer Service
Construction Sale/Service
Convenience Storage
Equipment Rental/Sales
Equipment Repair
Food Sales (Conv.) **(S)**
Kennels **(S)**
Laundry Services
Personal Improvement **(S)**
Personal Services
Pet Services
Research Services **(S)**
Surplus Sales **(S)**
Trade Services
Veh. Storage (Short-term)

Parking Uses:
Off-Street Parking
Parking Structure

Industrial Uses:
Construction Yards
Custom Manufacturing **(S)**
Light Industry **(S)**
General Industry **(S)**
Recycling Collection
Recycling Processing
Warehousing (Enclosed) **(S)**
Warehousing (Open) **(S)**

Transportation Uses:
Railroad Facilities
Transportation Terminal **(S)**

Miscellaneous Uses:
Alternative Energy/WECS **(S)**
Production Devices
Amateur Radio Tower
Communications Tower

(S) *Requires a Special Permit*

2. Site Development Regulations.
   A. All requirements pertaining to the LI Limited Industrial District apply to the Overlay District.
   B. A 100-foot building setback is required adjacent to railroad right-of-way.

Railway Setback Overlay Zone from Regina, California
https://www.regina.ca/export/sites/Regina.ca/bylaws-permits-licences/bylaws/.galleries/pdfs/Zoning-Bylaw-2019-Chapter-8L-RS-Railway-Setback-Overlay.pdf

PART 8L
RS – RAILWAY SETBACK OVERLAY ZONE

8L.1 INTENT

(1) The Railway Setback Overlay zone is intended to establish setback requirements for residential buildings and structures located on properties adjacent to existing or future rail rights-of-way.

(2) The setback is intended to provide adequate safeguards from potential conflicts between rail rights-of-way and residential buildings and structures to manage public safety and noise attenuation.

8L.2 APPLICATION

(1) The Railway Setback Overlay zone shall apply to any lot where a dwelling may be developed that is within the close proximity to a lot that contains existing or future rail rights-of-way.

(2) The overlay zone shall be in addition to and shall overlay all other zones where it is applied so that any parcel of land lying in the overlay zone shall also lie in one or more of the other zones provided for by this Bylaw. The effect is to create a new zone, which has the characteristics and limitations of the underlying zones, together with the characteristics and limitations of the overlay zone.

(3) Unless specifically exempted, the regulations, standards and criteria of the overlay zone shall also supplement and be applied in addition but not in lieu of any regulations, standards and criteria applicable to the underlying zone.

(4) In the event of conflict between the requirements of the overlay zone and those of the underlying zone, the overlay zone requirements shall apply, unless specifically exempted.

(5) In the event of conflict between the requirements of this overlay zones and another overlay zone, the overlay zone with the most stringent requirements shall apply, unless specifically exempted.

8L.3 LAND USE REQUIREMENTS

3.1 PERMITTED AND DISCRETIONARY LAND USES

(1) All permitted uses in the underlying zone are also permitted in this zone.

(2) All discretionary uses in the underlying zone are also discretionary in this zone.

3.2 PROHIBITED LAND USES

All prohibited uses in the underlying zone are also prohibited in this zone.

8L.4 DEVELOPMENT STANDARDS

(1) Subject to subsection 8L.4(2), the development standards of the underlying zone will apply, except for the application of minimum yard setbacks.

(2) Pursuant to subsection 8L.4(1), for lots adjacent to railway operations, the minimum principal building setback from the property line of the lot containing the railway operations shall be as specified in the applicable secondary plan, concept plan or as follows where not specified in a secondary plan or concept plan:

(a) where a lot is adjacent to a freight rail yard, the minimum building setback shall be 300 metres to the nearest building face;

(b) where a lot is adjacent to a main rail line, the minimum building setback shall be 30 metres to the nearest building face; and

(c) where a lot is adjacent to a branch or spur rail line, the minimum building setback shall be 15 metres to the nearest building face.

(3) Where the a main line, branch line, and/or spur line are co-located on the same section of a lot, the larger setback distance in subsection 8L.4(2) shall apply.

(4) Where the minimum setback requirements are not specified in a secondary plan or concept plan, the Development Officer may reduce the minimum setback requirements in section (2) where:

(a) the applicant can demonstrate to the Development Officer's satisfaction that other appropriate mitigation measures are in place; or

(b) a Development Viability Assessment conducted by a registered Planner or Engineer is provided.

(5) Where the applicable setback standards for the underlying zone are greater than the standards established in subsection 8L.4(2), the standards of the underlying zone shall apply.

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