

**March 2023  
Final**

**US13  
NORTH  
CORRIDOR  
STUDY**



**DOVER/KENT COUNTY MPO**

METROPOLITAN PLANNING ORGANIZATION



*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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*The Dover/Kent County MPO is committed to Title VI compliance. Title VI states “No person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.”*

*The MPO has produced a Title VI Plan to guide the assessment of projects for racial and related discrimination. The study will include a written assessment on whether the area of the project is considered an area covered by the Title VI Plan and whether the project will have a negative impact, a positive impact, or no impact.*

## Preface

Dover Kent MPO is pleased to provide this publication, *US13 North Corridor Study*. Funded by FHWA, FTA, DelDOT and KEP, this resource is intended to examine the existing parcels along Route 13 between north Dover and Smyrna that would be most suitable for industrial and manufacturing purposes. Parcels were selected according to their suitability for these purposes, based on factors such as transportation accessibility, zoning, constraints, and adjacent land. The outcome of the process is a description of the most viable parcels, a map series with tiles that describe the land use, zoning classification, and acreage of each parcel, and a spreadsheet that lists all of the parcels included in the analysis.

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:

### **Kent Economic Partnership (Choose Central Delaware)**

- Linda Parkowski, Executive Director
- Zachary Prebula, Business Developer

### **Office of State Planning Coordination**

- David Edgell, State Planning Director, AICP

### **Dover/Kent County MPO**

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## Introduction

The Kent Economic Partnership (KEP) has been contacted by potential developers of industrial and manufacturing facilities; these developers are looking for property that has access to transportation facilities with a capacity to meet their needs. The MPO and KEP agreed that the initial study should concentrate on the almost 9 miles of US13 from north Dover, through Smyrna, to the County border and the adjacent properties in New Castle County. There is some thought to expand the study to include all areas outside of the major urbanized and subdivided areas in and around Dover and south to the Sussex County line.

## Purpose of Study

The KEP has represented the interests of industrial and manufacturing uses to the State of Delaware and to the County and municipal land use authorities. Their primary function is economic development and that may take many forms. The KEP interaction with the MPO has revolved around identifying and preserving sites appropriate for such business uses around major transportation facilities. It has become apparent that the demand for new housing has encouraged residential developers to look for any vacant land to subdivide and build houses and new neighborhoods. It is equally obvious that the municipalities, in an attempt to accommodate the housing developers, will agree to zone change requests or even plan for housing in areas that are more important for industrial or manufacturing uses. Given these conditions, the KEP intends to be more proactive in planning for meeting economic development needs and requests.

## Process

The first step in the study was to prepare a map of the properties along US13 from Scarborough Road in north Dover, through Smyrna, to the few parcels immediately adjacent to Kent County in New Castle County which are being developed as an industrial park/office park. The end result is a MapBook catalogue of the parcels in the identified corridor, which is included in the study as Appendix A. All of the 13 tiles that identify the corridor include vacant land, but three tiles only have residential-sized parcels of a fraction of an acre vacant; these are not large enough to accommodate industrial/manufacturing use. The remaining tiles are in Cheswold and Smyrna. Most parcels are not located in an incorporated area and, therefore, are under the jurisdiction of Kent County. Each tile has a summary page identifying the vacant parcels with property information, jurisdiction, zoning category and whether industrial and manufacturing land uses are allowed.



## Suitability

The criteria used for this report was, at first, to simply identify the vacant parcels along US13 in the corridor. It became apparent there were vacant parcels that were not large enough to accommodate an industrial or manufacturing facility. After considering setbacks, buffers, landscaping, and parking requirements, an acre parcel would host a building of 20,000 sq ft or less, presumably insufficient for the target purposes. While they are included in the inventory of vacant parcels, there was no further evaluation of parcels, identified as *Insignificant*, in this report. Upon review, there are 22 of 53 parcels that are 1 acre or less with little chance for consolidation with adjoining parcels. The remaining 32 parcels are identified in the MapBook of Appendix A, and all are listed on the spreadsheet included as Appendix B.

The parcels are identified by relative size as *Small* (less than 5 acres), *Sufficient* (5 to 10 acres), and *Significant* (above 10 acres). The 23 *Small* parcels would be able to accommodate up to a 100,000-square-foot building as well as required parking and storm water pond(s). The three *Sufficient* parcels should have space to build a facility of between 100,000 and 200,000 square feet to serve most uses on the Delmarva Peninsula (according to Dan Rattay of CBRE). The five *Significant* parcels would be required to build larger facilities. As examples, the new NKS Distributors building south of Smyrna was built as approximately 250,000 square feet on about 20 acres. The Delmarva Corrugated Packaging facility was built as over 400,000 square feet on 31 acres.

All these parcel sizes are designated as described above if they are not impacted by wetlands. Wetlands are typically not available for construction in Kent County. All the identified parcels have been assessed for constraints due to wetlands. Those constraints have been identified as “no impacts,” “slight impacts,” “impacted by wetlands,” or “highly impacted by wetlands.” A *Sufficient* parcel, based on area alone, may in fact be considered *Small* for construction purposes if highly impacted by wetlands.

## Zoning Status

Appendix B lists the vacant parcels in the corridor, along with attributes that affect development of the parcel. It includes the actual size of the parcel, current zoning, jurisdiction that controls the zoning of the parcel, and, if applicable, relative impact of wetlands on the parcel. Together the attributes determine whether the parcel can serve industrial or manufacturing uses and to what extent they could do so.

Parcel zoning is included in Appendix B. None of the Kent County parcels allow for industrial or manufacturing uses. Most are zoned for General Business, a retail/services zone. None of the currently vacant parcels along US13 are designated as future industrial/manufacturing uses. In Kent County, the process of changing zoning or making a comprehensive plan amendment takes at least nine weeks; those interested should begin by completing an application for a public hearing.<sup>1</sup>

18 of the parcels on the list are within the Town of Smyrna limits, but eight of those are considered too small for industrial/manufacturing development. Parcels identified as Industrial/Office Park/Research (IORP) are located to the east of US13 in New Castle County known as the Duck Creek Business Campus. Industrial uses are allowed by right in Campus, so any proposal is reviewed by the Planning Commission and starts with an application.<sup>2</sup> The Planning Commission approval happens one month after submission and then requires administrative approvals from various City and outside Departments. Any other parcel in Smyrna would require, at the least, a zone change that also starts with an application.<sup>3</sup>

There is one vacant parcel under the jurisdiction of the Town of Cheswold identified in Tile 9. It is currently zoned for residential uses. It is a *Significant* parcel that has some slight impacts from wetlands. An industrial or manufacturing use would require a zoning map amendment.<sup>4</sup>

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<sup>1</sup> “Application for Public Hearing: Comp. Plan/Zoning Map Amendment.” Kent County Department of Planning Services. <https://www.co.kent.de.us/media/1072261/Comprehensive-Plan-Rezoning-application-22-23.pdf>.

<sup>2</sup> “Application for Site Plan” Town of Smyrna. <https://smyrna.delaware.gov/DocumentCenter/View/118/Site-Plan-PDF>.

<sup>3</sup> “Application for Rezoning.” Town of Smyrna. <https://smyrna.delaware.gov/DocumentCenter/View/117/Rezoning-PDF>.

<sup>4</sup> *Land Use Ordinance*. Town of Cheswold, 2007. p. 115. <https://cheswold.delaware.gov/files/2015/02/Land-Use-Ordinance-2.pdf>.

## Adjacent Parcels

Zoning is, at its most basic, a mechanism to protect adjacent property owners from the incompatible land uses of neighbors. In local zoning ordinances, when obvious conflicts are identified, the ordinances require buffers of significant distance to separate the uses if allowed at all and landscape buffers to hide the use. For example, in Kent County, a buffer of 50 feet is required between commercial buildings and residential districts.<sup>5</sup> Setbacks are another consideration; for example, a new property must have a setback of at least 100 feet from major roads (specifically US13, US113, and DE1).<sup>6</sup> Therefore, when considering zone changes, as each of the parcels in this study area requires, the municipal jurisdiction and the property owners must understand the implications of inadvisable changes.

The following is the definition of a buffer, provided by the Kent County Code:

“Any combination of living plant material, solid fences, walls or earth berms with a sufficient height above grade so as to create a substantial visual barrier; the design thereof shall be approved by the Department of Planning Services, Division of Planning.”<sup>7</sup>

As previously cited, all of the parcels identified north of Dover would require at the least a zone change; in several cases the parcels may require a Comprehensive Plan amendment as well. The parcels between two residential uses may be used for industry, though use for manufacturing is more likely. Of the three parcels considered *Sufficient* in this study, all are located between residential uses and square footage required for buffers would take away from building square footage and area for parking. The five parcels identified as *Significant*, though all lie between residential uses, may have sufficient area to provide buffers to limit negative impacts on the neighbors to consider a zone change. The *Significant* group of parcels in New Castle County, north of Duck Creek, mostly do not have residential uses immediately adjacent, but a re-subdivision would be required to combine smaller parcels and create a single parcel of significant size.

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<sup>5</sup> “Zoning: Article XIII BG – General Business District.” Kent County Code. <https://ecode360.com/7603146>.

<sup>6</sup> “Zoning: Article IV General Provisions.” Kent County Code. <https://ecode360.com/7602309>.

<sup>7</sup> “Zoning: Article II Definitions.” Kent County Code. <https://ecode360.com/7602002>.

## Significant Parcels

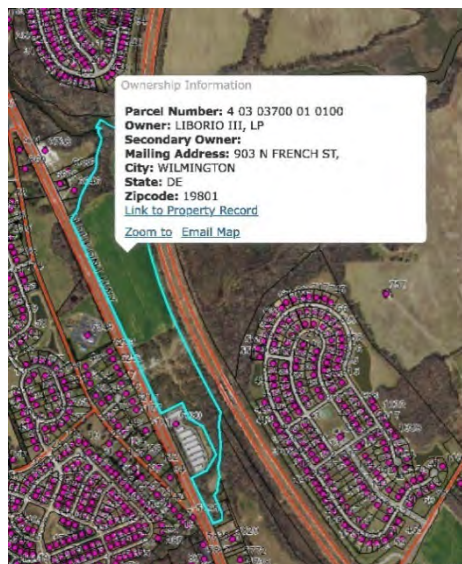


Figure 1: The first Significant parcel, 51.7 acres in size. Source: Kent County Levy Court.

The five *Significant* parcels offer, perhaps, the greatest opportunity for the development of an industrial and manufacturing facility. Aerial imagery of the parcels, as well as parcel information, were derived from the Kent County Levy Court's online mapping tool.<sup>8</sup>

The first *Significant* site was annexed into the Town of Cheswold and is between US13 and SR1, zoned Family Residential and Townhomes. The 51.7-acre site is bounded by the Alston Branch and the Leipsic River. There are few residences on the opposite side of US13. Much of the parcel has been cleared and appears dry. The wet areas are near the water courses on the north and south ends of the parcel. The minimum width of the site is about 630 feet toward the center of the parcel at the driveway and gets larger at the ends. The parcel is best identified as property number 4-03-03700-01-0100-00001, the address is recorded as only N Dupont Hwy, Cheswold, DE 19936 in Map Tile 9. This parcel previously underwent the PLUS Review process; its PLUS ID is listed as 2017-05-01.

The second *Significant* parcel is about a mile to the north, on the north side of Twin Willows Road. It is a 79.4-acre parcel with residences adjacent to the north and across the road to the south. There is a water course, Snows Branch, that separates the main parcel from the rear 13 acres behind Ridgewood Manor Manufactured Homes. The parcel can be found by its property number 1-00-02800-02-5000-00001 and by the given address of 3431 S Dupont Blvd, Smyrna, DE 19977 in Map Tile 7. There is a house at the southwest corner of the parcel that appears to be occupied though the parcel is zoned General Business by Kent County. The owner's address is listed as Yardley, PA.

Imagery from 2023 does not depict active agriculture and shows substantial trees at the edges near SR1 and Snows Branch. The parcel is of sufficient size to accommodate any buffers required by the Kent County ordinance, and still allow a sizable use including buildings, parking, outside storage and storm water retention.

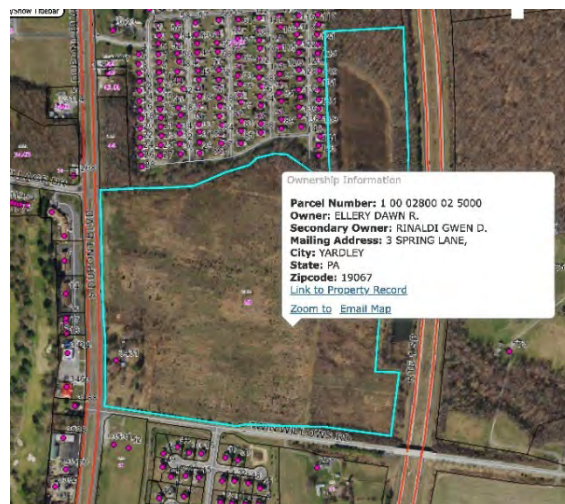


Figure 2: The second Significant parcel, 79.4 acres in size. Source: Kent County Levy Court.

<sup>8</sup> "Online Mapping." Kent County Levy Court." <https://www.co.kent.de.us/Apps/KentCountyMapping/>.



This parcel underwent the PLUS Review process and was the subject of a school site approval report in 2019, as it was being considered by the Smyrna School District as a site for a new elementary and middle school. The acquisition of the property was ultimately not carried out. During this process, various constraints were brought forward, including wetland permitting concerns and likely archaeological significance. If the parcel were to be acquired for economic development in the future, these constraints would need to be considered. The PLUS ID for this parcel is 2019-03-01.



Figure 3: The third Significant parcel, 11.2 acres in size.  
Source: Kent County Levy Court.

The third *Significant* parcel is the smallest parcel identified, currently occupied by a food truck and it has a driveway to the adjacent car dealership. It is 11.2 acres, zoned General Business and identified as 63 W Big Woods Road, Smyrna, DE 19977. The property number is 1-00-02800-02-1200-00001 in Map Tile 6. It has a car dealership to the north, and a new liquor distribution facility is adjacent behind the car dealership with access at the eastern boundary of the parcel. There is also a 4-acre vacant parcel to the east, as well as a few houses across Big Woods Road to the south and currently vacant land across US13 to the west. It

is not sufficient for a large facility but may do well for a smaller, independent operation. This parcel previously underwent the PLUS Review process; its PLUS ID is listed as 2019-12-01.

The fourth *Significant* parcel is one of the smallest at 11.76 acres, but it might belong in the *Sufficient* category. It is a single parcel approximately 3,009 feet deep with a road providing the only access to the Burtonwood Village neighborhood bisecting the parcel. It has dual zoning, General Business and Agricultural Conservation. It is identified by the property number 1-00-01900-02-6700-00001 and the address is listed as Big Oak Road, Smyrna, DE 19977 in Map Tile 5. This parcel is not meant for industrial or manufacturing use but is truly for retail commercial use. It is vacant and meets the size requirement to be considered *Significant*, but it is not considered to be such. As explained above, there are too many residences surrounding the site and not enough area to make something work. This parcel has not undergone the PLUS Review process.

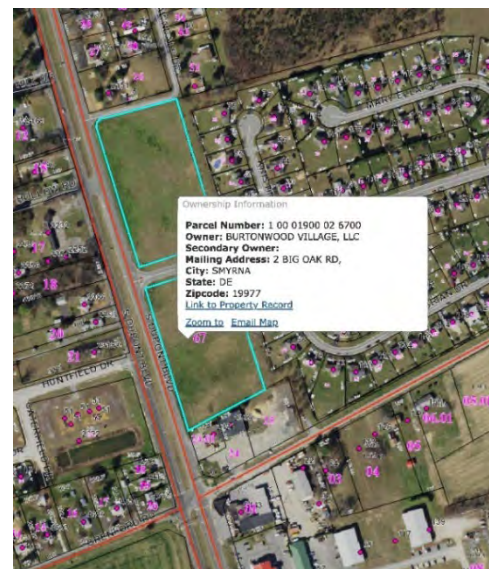


Figure 4: The fourth Significant parcel, 11.76 acres in size. Source: Kent County Levy Court.

The fifth *Significant* parcel is truly significant at 38.6 acres across from the other *Significant* parcel on Big Woods Road. It is encircled by brush and trees so that little is seen of the interior from US13. There are residences to the north and west of the parcel and a nursing facility immediately to the south. To the east is the car dealership and the parcel with the food truck. It is identified by the property number 1-00-02800-01-2500-00001 but not the address S Dupont Blvd, Smyrna, DE 19977 and can be found in Map Tile 6. The 2023 imagery makes it look as if it was used to grow something last summer, but the imagery used for roadside views from 2019 does not show crops. The parcel is zoned as Agricultural Conservation by Kent County, and, if changed, is not ideal for a loud industrial process or one that produces emissions that may impact

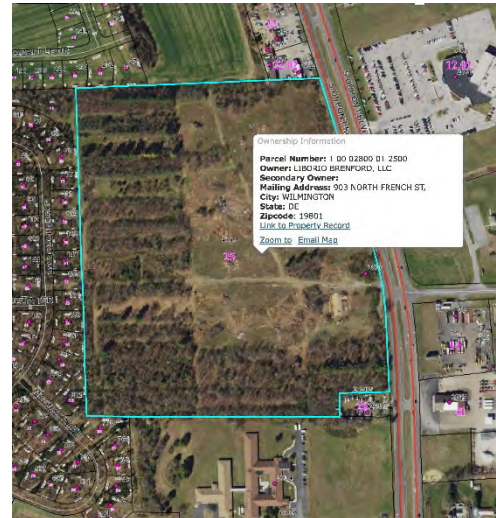


Figure 5: The fifth *Significant* parcel, 38.6 acres in size. Source: Kent County Levy Court.

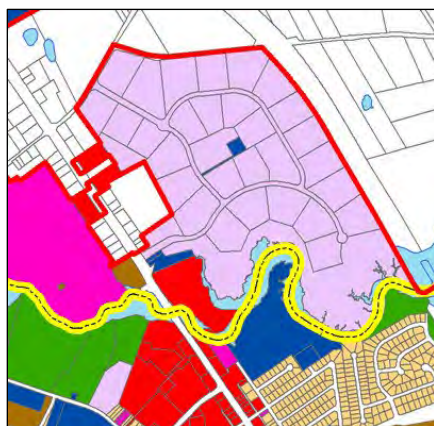


Figure 6: A land use map from the Town of Smyrna's 2020 comprehensive plan. Source: Town of Smyrna ([link](#)).

neighbors. A relatively clean industry or manufacturing process requiring 500,000 square feet or less would fit nicely on the property. This parcel previously underwent the PLUS Review process; its PLUS ID is listed as 2009-02-04.

There is one *Significant* parcel that only has an entrance on US13. It is located in New Castle County on the north side of Duck Creek bounded by US13, Paddock Road, Brick Store Landing Road, and SR1 and is part of Map Tile 1. The 206-acre site has been annexed into the Town of Smyrna for development of a business park and is zoned as an Industrial/Office/Research Park District. The Park has been subdivided into 31 four- to six-acre parcels with larger remnant parcels that are too wet to use. They have begun development.<sup>9</sup>

<sup>9</sup> *Comprehensive Plan*. Town of Smyrna, 2020. <https://smyrna.delaware.gov/182/Comprehensive-Plan>.

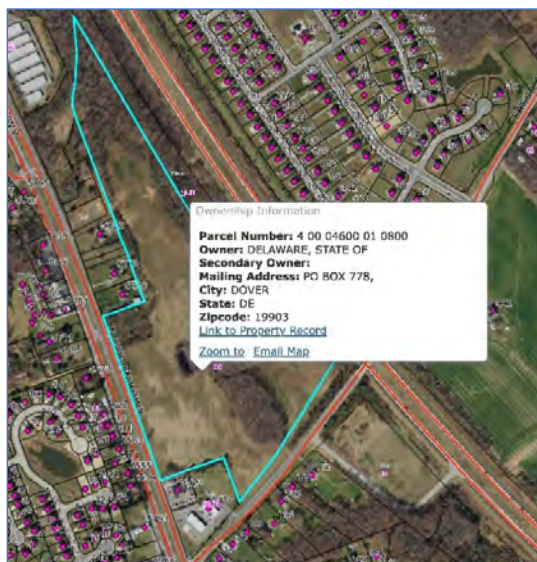
## Sufficient Parcels

There are three parcels labeled as *Sufficient* in the area. The parcel between US13 and Messina Hill Road, 4-00-03700-01-1401-00001 or N Dupont Hwy, Dover, DE 19904 in Map Tile 9, is bounded to the south by a water course and a small impoundment that bounds the east side of the parcel and ultimately connects with the Leipsic River. It is zoned for Neighborhood Business. The size of the remnant parcel would be near the *Small* category.

The *Sufficient* parcel at the southeast corner of Brenford Road and US13 is about 10 acres but does have two adjacent vacant parcels that would offer a total of 13.9 acres if combined. The qualified parcel is 1-00-02800-01-2300-00001 and the adjacent, smaller parcels are 1-00-02800-01-0401-00001 and 1-00-02800-01-2100-00001, together just labeled S Dupont Blvd, Smyrna, DE 19977 as found in Map Tile 6. The corner would be ideal for a retail commercial and is zoned by Kent County for General Business use but could fit a smaller industrial/manufacturing operation.

The third *Sufficient* parcel is located on the corner of Village Drive and US13, across the highway from the third *Significant* parcel. It is identified by property number 1-00-02800-01-3403-000 at the address of S Dupont Blvd, Smyrna, DE 19977 located in Map Tile 7. It is heavily impacted by wetlands, catching the drainage from the area around Garrisons Lake Golf Course. It is zoned for single family residential by Kent County but not usable in the current circumstances.

## Excluded Parcels



The parcel on Fast Landing Road, which consists of 38.6 acres zoned for single family homes, was initially placed among the *Significant* parcels, as it would have been suitable for industrial purposes or other economic development. However, it was ultimately excluded from the list of qualifying parcels. It is owned by the State of Delaware and has recently been transferred to the National Guard. This means it will not be available for the purposes of private economic development.

Figure 7: The excluded parcel on Fast Landing Road.  
Source: Kent County Levy Court.



## Conclusion

There are eight vacant parcels on the stretch of US13 from Dover to Smyrna categorized by this study as *Sufficient* or *Significant*. There is a ninth area in Smyrna's part of New Castle County that is a recent subdivision for a business park that has a two-parcel entrance on US13 and is larger than all the other parcels combined. Most are in Kent County and fall under County Ordinances, while one is in the Town of Cheswold and will abide by the Town ordinances. The eight identified here were developed from a list of 57 parcels found to be vacant but many were either too small to be used for the targeted industrial or manufacturing uses and identified as *Insufficient* or *Small* in Appendix B.

Of the parcels identified, one has the most potential for substantial industrial or manufacturing use: the 79.4-acre parcel at the intersection of US13 and Twin Willows Road. It either does not have the constraints considered in this study or has sufficient room to overcome the constraints.

In terms of transportation accessibility, most of the *Significant* parcels are accessible either from US13 or via a connecting road (for example, Twin Willows Road or Big Woods Road). Delaware Route 1 is also nearby; this gives the parcels convenient access to two major routes that allow travel through much of the state. Although the parcels do not offer direct access to railways, the convenience of being close to US13 and DE1 is worth noting, as the major roadways could be beneficial for economic development.



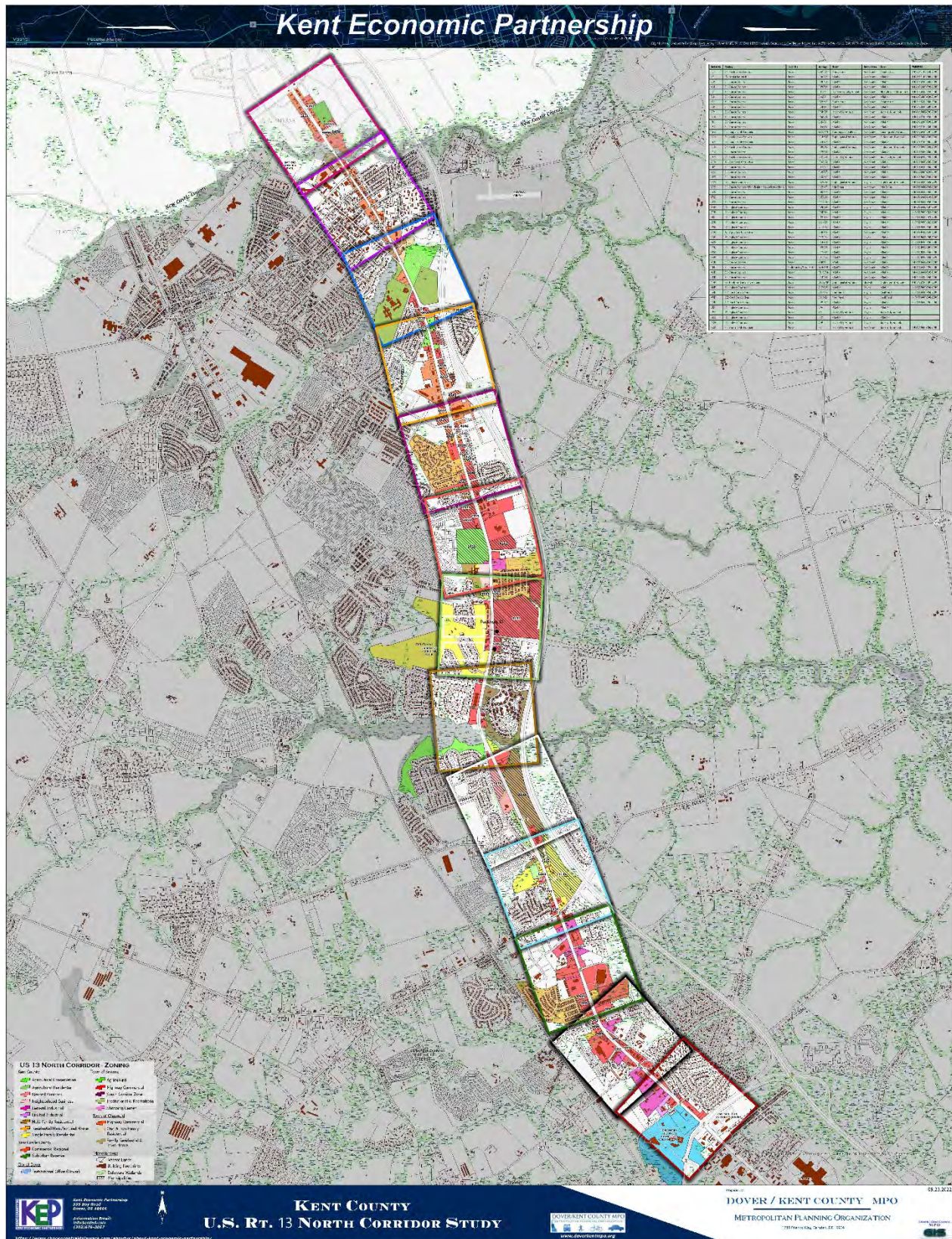
Figure 8: Satellite imagery of the 79.4-acre parcel on Twin Willows Road. Source: Google Maps.



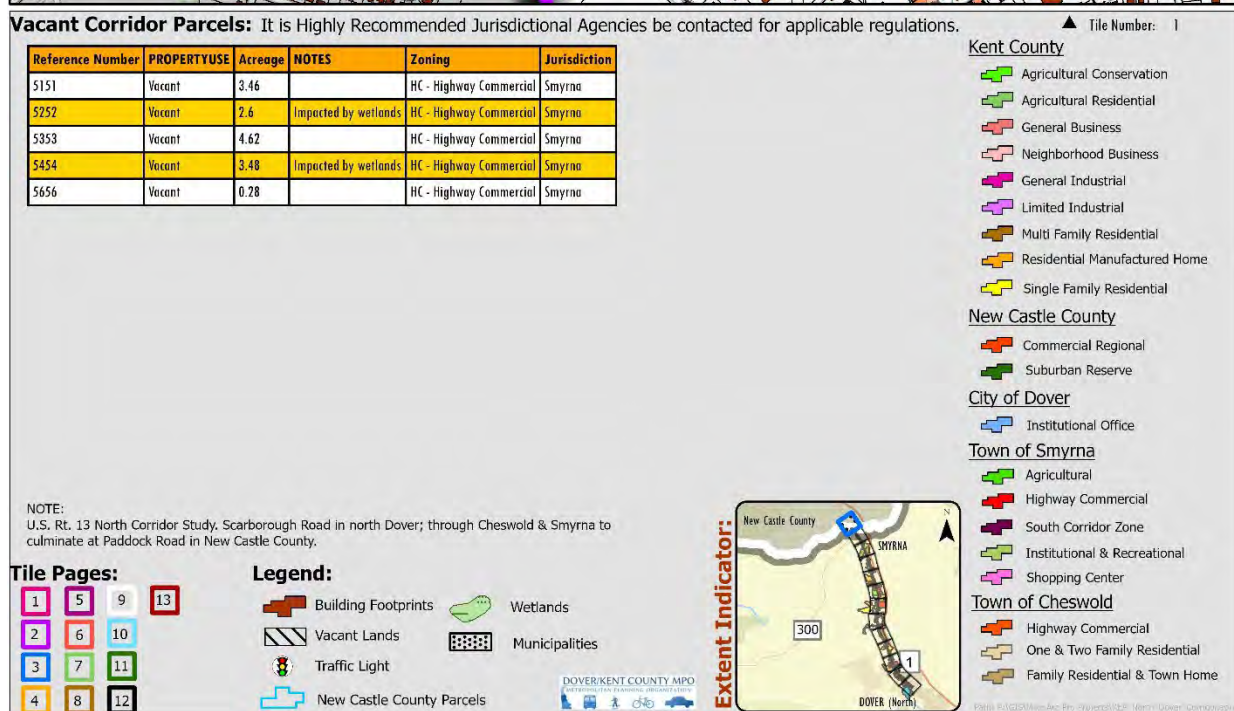
## Appendix A – Map Series

The following map series contains 13 tiles that display the parcels along US13. Maps included in the map series display the zoning, building footprints, vacant land, and extent of wetlands. Also included are the index number, zoning classification, land use, and acreage of each vacant corridor parcel. Tiles are listed from north to south, beginning in Smyrna in New Castle County, and ending in north Dover at Scarborough Road.

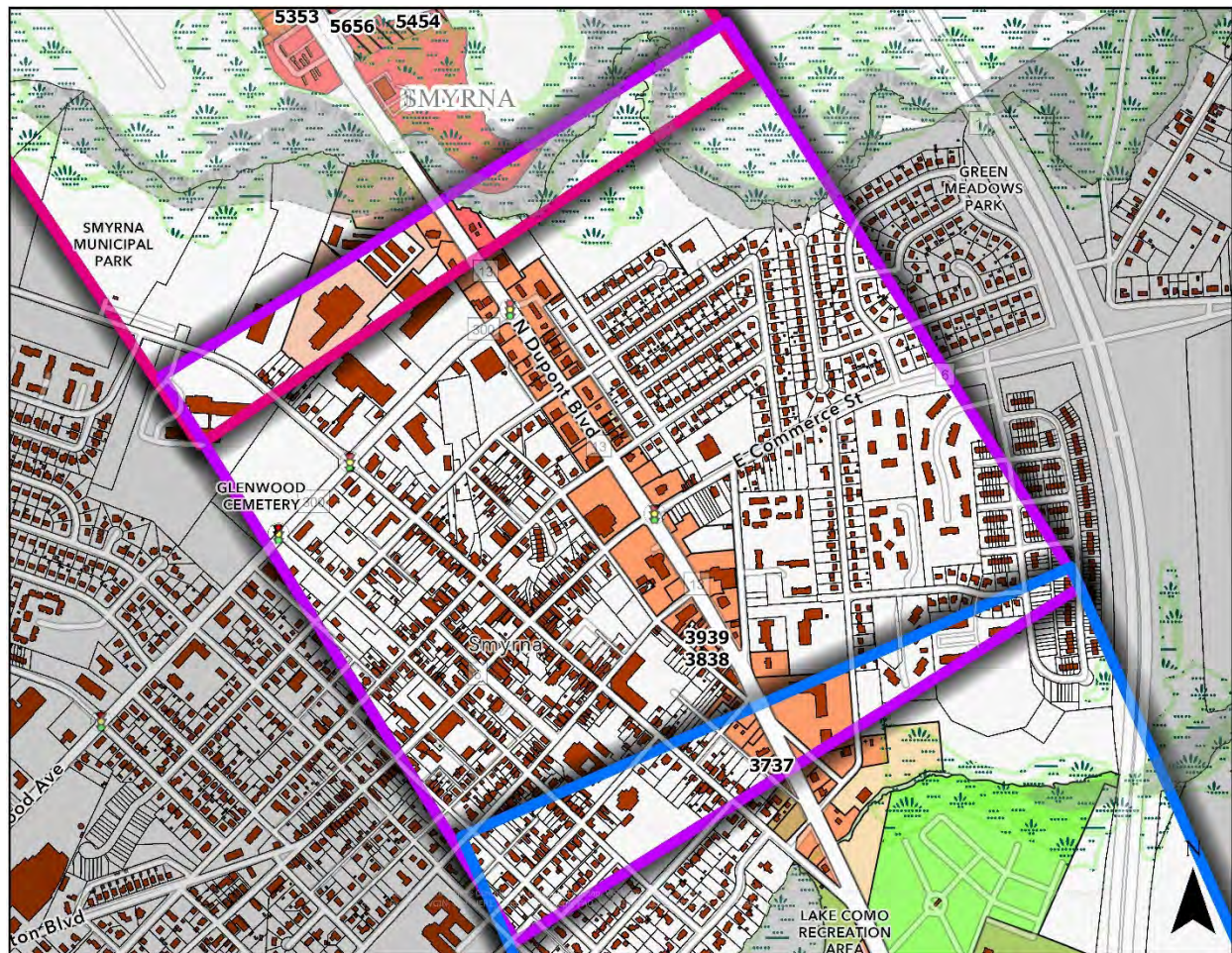












**Vacant Corridor Parcels:** It is Highly Recommended Jurisdictional Agencies be contacted for applicable regulations.

▲ Tile Number: 2

Reference Number	PROPERTYUSE	Acreage	NOTES	Zoning	Jurisdiction
3737	Vacant	0.2		HC - Highway Commercial	Smyrna
3838	Vacant	0.27		HC - Highway Commercial	Smyrna
5353	Vacant	4.62		HC - Highway Commercial	Smyrna
3939	Vacant	0.11		HC - Highway Commercial	Smyrna
5454	Vacant	3.48	Impacted by wetlands	HC - Highway Commercial	Smyrna
5656	Vacant	0.28		HC - Highway Commercial	Smyrna

#### Kent County

- Agricultural Conservation
- Agricultural Residential
- General Business
- Neighborhood Business
- General Industrial
- Limited Industrial
- Multi Family Residential
- Residential Manufactured Home
- Single Family Residential

#### New Castle County

- Commercial Regional
- Suburban Reserve

#### City of Dover

- Institutional Office

#### Town of Smyrna

- Agricultural
- Highway Commercial
- South Corridor Zone
- Institutional & Recreational
- Shopping Center

#### Town of Cheswold

- Highway Commercial
- One & Two Family Residential
- Family Residential & Town Home

NOTE:  
U.S. Rt. 13 North Corridor Study, Scarborough Road in north Dover; through Cheswold & Smyrna to culminate at Paddock Road in New Castle County.

#### Tile Pages:



#### Legend:

- Building Footprints
- Wetlands
- Vacant Lands
- Municipalities
- Traffic Light
- New Castle County Parcels







**Vacant Corridor Parcels:** It is Highly Recommended Jurisdictional Agencies be contacted for applicable regulations.

▲ Tile Number: 3

Reference Number	PROPERTY USE	Acres	NOTES	Zoning	Jurisdiction
3434	Vacant	0.69		AC - Agricultural Conservation	Kent County
3535	Vacant	0.23		HC - Highway Commercial	Smyrna
3636	Vacant	0.25		HC - Highway Commercial	Smyrna
3737	Vacant	0.2		HC - Highway Commercial	Smyrna
3838	Vacant	0.27		HC - Highway Commercial	Smyrna
3939	Vacant	0.11		HC - Highway Commercial	Smyrna

#### Kent County

- Agricultural Conservation
- Agricultural Residential
- General Business
- Neighborhood Business
- General Industrial
- Limited Industrial
- Multi Family Residential
- Residential Manufactured Home
- Single Family Residential

#### New Castle County

- Commercial Regional
- Suburban Reserve

#### City of Dover

- Institutional Office

#### Town of Smyrna

- Agricultural
- Highway Commercial
- South Corridor Zone
- Institutional & Recreational
- Shopping Center

#### Town of Cheswold

- Highway Commercial
- One & Two Family Residential
- Family Residential & Town Home

NOTE:  
U.S. Rt. 13 North Corridor Study. Scarborough Road in north Dover; through Cheswold & Smyrna to culminate at Paddock Road in New Castle County.

#### Tile Pages:



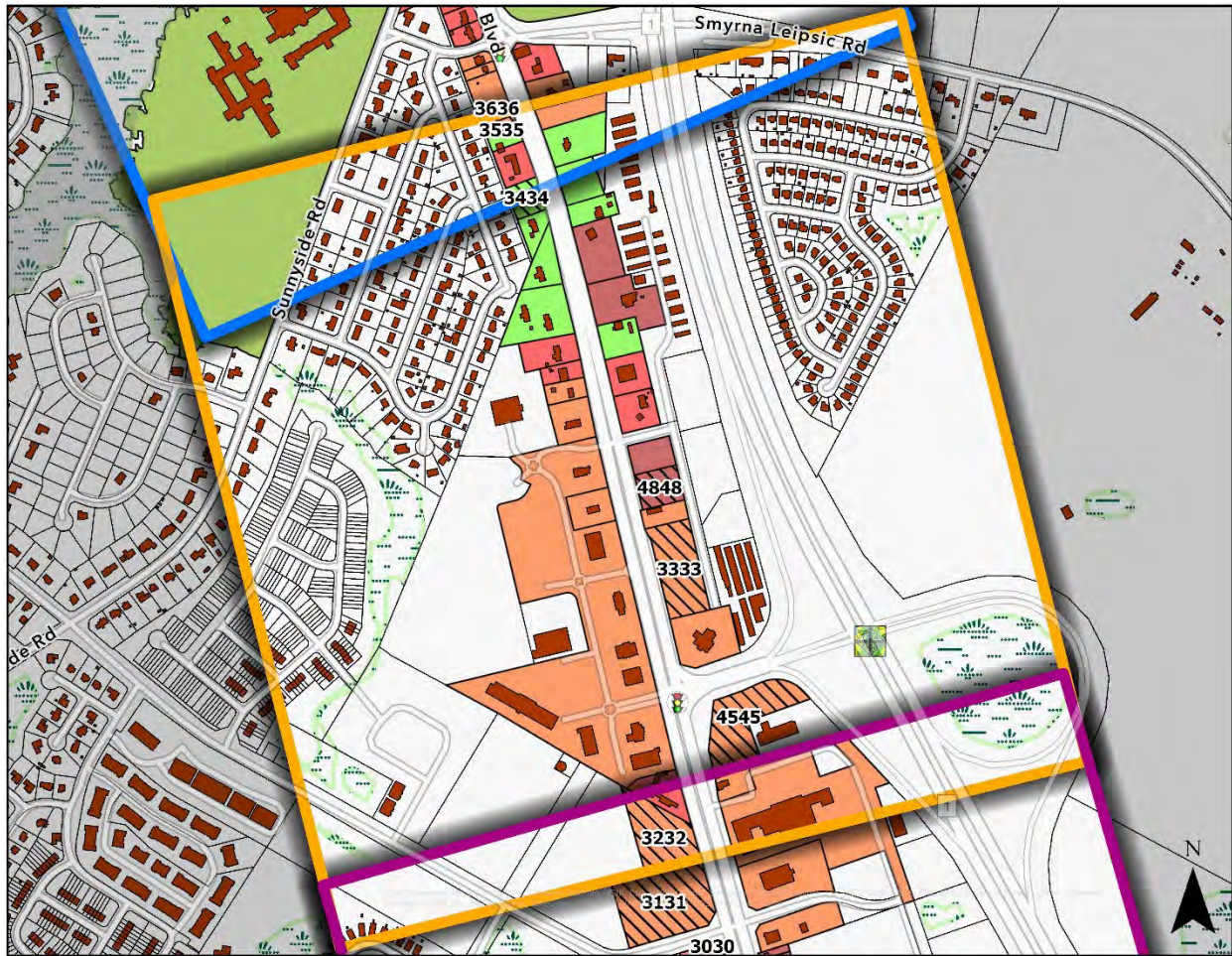
#### Legend:

- Building Footprints
- Wetlands
- Vacant Lands
- Municipalities
- Traffic Light
- New Castle County Parcels

DOVER-KENT COUNTY MPO  
COMMUNITY DEVELOPMENT DEPARTMENT







**Vacant Corridor Parcels:** It is Highly Recommended Jurisdictional Agencies be contacted for applicable regulations.

▲ Tile Number: 4

Reference Number	PROPERTYUSE	Acreege	NOTES	Zoning	Jurisdiction
3030	Vacant	1.85		HC - Highway Commercial	Smyrna
3131	Vacant	4.19		HC - Highway Commercial	Smyrna
3232	Vacant	2.21		HC - Highway Commercial	Smyrna
3333	Vacant	2.52		HC - Highway Commercial	Smyrna
3434	Vacant	0.69		AC - Agricultural Conservation	Kent County
3535	Vacant	0.23		HC - Highway Commercial	Smyrna
3636	Vacant	0.25		HC - Highway Commercial	Smyrna
4545	Vacant	3.08		HC - Highway Commercial	Smyrna
4848	Vacant	0.99		SCZ - South Corridor Zone	Smyrna

#### Kent County

- Agricultural Conservation
- Agricultural Residential
- General Business
- Neighborhood Business
- General Industrial
- Limited Industrial
- Multi Family Residential
- Residential Manufactured Home
- Single Family Residential

#### New Castle County

- Commercial Regional
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#### City of Dover

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NOTE:  
U.S. Rt. 13 North Corridor Study, Scarborough Road in north Dover; through Cheswold & Smyrna to culminate at Paddock Road in New Castle County.

#### Tile Pages:



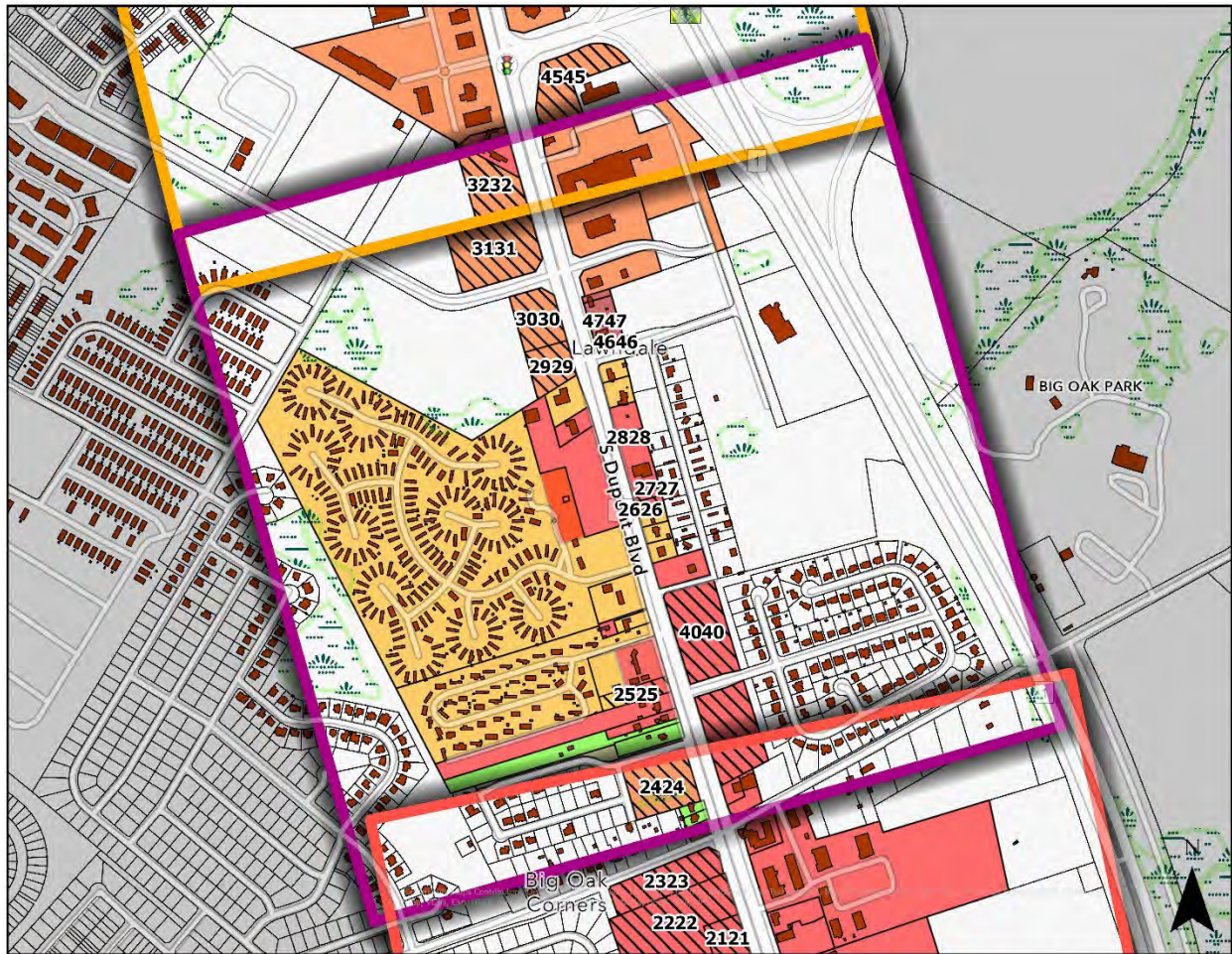
#### Legend:

- Building Footprints
- Wetlands
- Vacant Lands
- Municipalities
- Traffic Light
- New Castle County Parcels

DOVER-KENT COUNTY MPO  
Planning and Policy Department







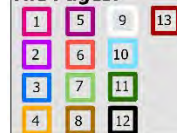
**Vacant Corridor Parcels:** It is Highly Recommended Jurisdictional Agencies be contacted for applicable regulations.

▲ Tile Number: 5

Reference Number	PROPERTYUSE	Acreage	NOTES	Zoning	Jurisdiction
2121	Vacant	1.17		BG - General Business	Kent County
2222	Vacant	10.08		BG - General Business	Kent County
2323	Vacant	2.59		BG - General Business	Kent County
2424	Vacant	2.58	Slight impact of wetlands	HC - Highway Commercial	Smyrna
2525	Vacant	0.82	Split Zoning	BG - General Business & RMH - Residential Manufactured Home	Kent County
2626	Vacant	0.18		BG - General Business	Kent County
2727	Vacant	0.17		BG - General Business	Kent County
2828	Vacant	0.21		BG - General Business	Kent County
2929	Vacant	1.39		HC - Highway Commercial	Smyrna
3030	Vacant	1.85		HC - Highway Commercial	Smyrna
3131	Vacant	4.19		HC - Highway Commercial	Smyrna
3232	Vacant	2.21		HC - Highway Commercial	Smyrna
4040	Vacant	7.1		BG - General Business	Kent County
4545	Vacant	3.08		HC - Highway Commercial	Smyrna
4747	Vacant	0.12		SCZ - South Corridor Zone	Smyrna
4646	Vacant	0.12		SCZ - South Corridor Zone	Smyrna

NOTE:  
U.S. Rt. 13 North Corridor Study. Scarborough Road in north Dover; through Cheswold & Smyrna to culminate at Paddock Road in New Castle County.

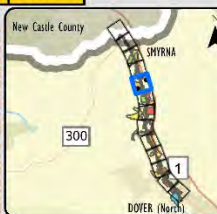
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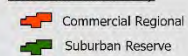
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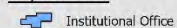
#### Kent County



#### New Castle County



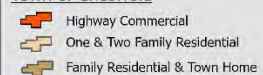
#### City of Dover



#### Town of Smyrna



#### Town of Cheswold







**Vacant Corridor Parcels:** It is Highly Recommended Jurisdictional Agencies be contacted for applicable regulations.

Reference Number	PROPERTY USE	Acreage	NOTES	Zoning	Jurisdiction
1919	Vacant	2.62	Impacted by wetlands	BN - Neighborhood Business	Kent County
2020	Vacant	38.6		AC - Agricultural Conservation	Kent County
2121	Vacant	1.17		BG - General Business	Kent County
2222	Vacant	10.08		BG - General Business	Kent County
2323	Vacant	2.59		BG - General Business	Kent County
2424	Vacant	2.58	Slight impact of wetlands	HC - Highway Commercial	Smyrna
2525	Vacant	0.82	Split Zoning	BG - General Business & RMH - Residential Manufactured Home	Kent County
4040	Vacant	7.1		BG - General Business	Kent County
4141	Predominately Vacant & SFD	79.44		BG - General Business	Kent County
4242	Vacant	11.18		BG - General Business	Kent County
5555	Vacant	5.2	Impacted by wetlands	RS1 - Single Family Residential	Kent County

▲ Tile Number: 6

#### Kent County

- Agricultural Conservation
- Agricultural Residential
- General Business
- Neighborhood Business
- General Industrial
- Limited Industrial
- Multi Family Residential
- Residential Manufactured Home
- Single Family Residential

#### New Castle County

- Commercial Regional
- Suburban Reserve

#### City of Dover

- Institutional Office

#### Town of Smyrna

- Agricultural
- Highway Commercial
- South Corridor Zone
- Institutional & Recreational
- Shopping Center

#### Town of Cheswold

- Highway Commercial
- One & Two Family Residential
- Family Residential & Town Home

NOTE:  
U.S. Rt. 13 North Corridor Study, Scarborough Road in north Dover; through Cheswold & Smyrna to culminate at Paddock Road in New Castle County.

#### Tile Pages:

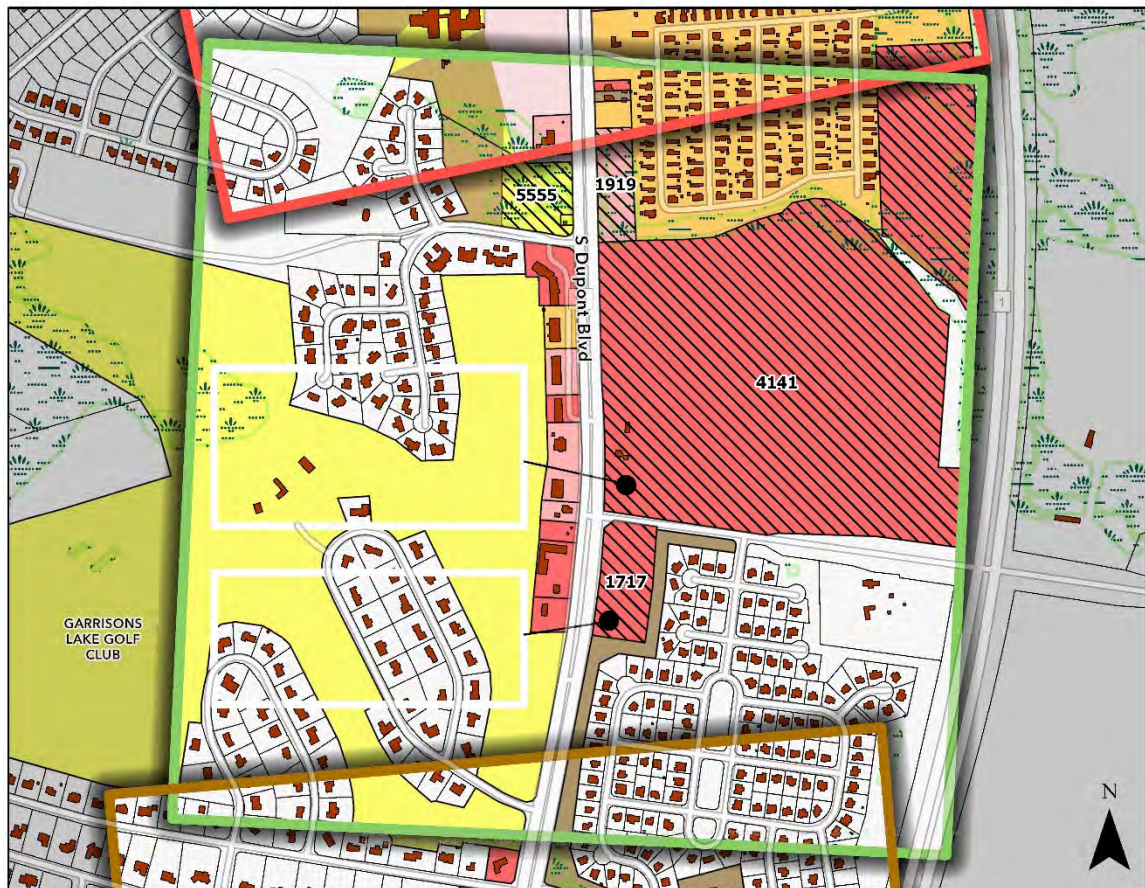


#### Legend:

- Building Footprints
- Wetlands
- Vacant Lands
- Municipalities
- Traffic Light
- New Castle County Parcels







**Vacant Corridor Parcels:** It is Highly Recommended Jurisdictional Agencies be contacted for applicable regulations.

▲ Tile Number: 7

Reference Number	PROPERTY USE	Acreage	NOTES	Zoning	Jurisdiction
1717	Vacant	3.93		BG - General Business	Kent County
1919	Vacant	2.62	Impacted by wetlands	BN - Neighborhood Business	Kent County
4141	Predominately Vacant & SFD	79.44		BG - General Business	Kent County
5555	Vacant	5.2	Impacted by wetlands	RS1 - Single Family Residential	Kent County

#### Kent County

- Agricultural Conservation
- Agricultural Residential
- General Business
- Neighborhood Business
- General Industrial
- Limited Industrial
- Multi Family Residential
- Residential Manufactured Home
- Single Family Residential

#### New Castle County

- Commercial Regional
- Suburban Reserve

#### City of Dover

- Institutional Office

#### Town of Smyrna

- Agricultural
- Highway Commercial
- South Corridor Zone
- Institutional & Recreational
- Shopping Center

#### Town of Cheswold

- Highway Commercial
- One & Two Family Residential
- Family Residential & Town Home

NOTE:  
U.S. Rt. 13 North Corridor Study, Scarborough Road in north Dover; through Cheswold & Smyrna to culminate at Paddock Road in New Castle County.

#### Tile Pages:



#### Legend:

- Building Footprints
- Wetlands
- Vacant Lands
- Municipalities
- Traffic Light
- New Castle County Parcels



3.14.2023





**Vacant Corridor Parcels:** It is Highly Recommended Jurisdictional Agencies be contacted for applicable regulations.

▲ Tile Number: 8

Reference Number	PROPERTY USE	Acreage	NOTES	Zoning	Jurisdiction
1414	Vacant	10.47	Slight impact of wetlands	BN - Neighborhood Business	Kent County
1616	Vacant	1.81	Slight impact of wetlands	BN - Neighborhood Business	Kent County
4444	Vacant	51.7	Slight impact of wetlands	R3 - Family Residential & Town Home	Cheswold

#### Kent County

- Agricultural Conservation
- Agricultural Residential
- General Business
- Neighborhood Business
- General Industrial
- Limited Industrial
- Multi Family Residential
- Residential Manufactured Home
- Single Family Residential

#### New Castle County

- Commercial Regional
- Suburban Reserve

#### City of Dover

- Institutional Office

#### Town of Smyrna

- Agricultural
- Highway Commercial
- South Corridor Zone
- Institutional & Recreational
- Shopping Center

#### Town of Cheswold

- Highway Commercial
- One & Two Family Residential
- Family Residential & Town Home

NOTE:  
U.S. Rt. 13 North Corridor Study, Scarborough Road in north Dover; through Cheswold & Smyrna to culminate at Paddock Road in New Castle County.

#### Tile Pages:



#### Legend:

- Building Footprints
- Wetlands
- Vacant Lands
- Municipalities
- Traffic Light
- New Castle County Parcels







**Vacant Corridor Parcels:** It is Highly Recommended Jurisdictional Agencies be contacted for applicable regulations.

Reference Number	PROPERTY USE	Acreage	NOTES	Zoning	Jurisdiction
1212	Vacant	0.16		BG - General Business	Kent County
1313	Vacant	38.57	Some impact of wetlands	RS1 - Single Family Residential	Kent County
1414	Vacant	10.47	Slight impact of wetlands	BN - Neighborhood Business	Kent County
1515	Vacant	0.64		RS1 - Single Family Residential	Kent County
4444	Vacant	51.7	Slight impact of wetlands	R3 - Family Residential & Town Home	Cheswold

▲ Tile Number: 9

#### Kent County

- Agricultural Conservation
- Agricultural Residential
- General Business
- Neighborhood Business
- General Industrial
- Limited Industrial
- Multi Family Residential
- Residential Manufactured Home
- Single Family Residential

#### New Castle County

- Commercial Regional
- Suburban Reserve

#### City of Dover

- Institutional Office

#### Town of Smyrna

- Agricultural
- Highway Commercial
- South Corridor Zone
- Institutional & Recreational
- Shopping Center

#### Town of Cheswold

- Highway Commercial
- One & Two Family Residential
- Family Residential & Town Home

NOTE:  
U.S. Rt. 13 North Corridor Study, Scarborough Road in north Dover; through Cheswold & Smyrna to culminate at Paddock Road in New Castle County.

#### Tile Pages:



#### Legend:

- Building Footprints
- Wetlands
- Vacant Lands
- Municipalities
- Traffic Light
- New Castle County Parcels







**Vacant Corridor Parcels:** It is Highly Recommended Jurisdictional Agencies be contacted for applicable regulations.

▲ Tile Number: 10

Reference Number	PROPERTY USE	Acreage	NOTES	Zoning	Jurisdiction
1010	Vacant	0.47		B6 - General Business	Kent County
1111	Vacant	0.25		B6 - General Business	Kent County
1212	Vacant	0.16		B6 - General Business	Kent County
1313	Vacant	38.57	Some impact of wetlands	R51 - Single Family Residential	Kent County
1515	Vacant	0.64		R51 - Single Family Residential	Kent County
4444	Vacant	51.7	Slight impact of wetlands	R3 - Family Residential & Town Home	Cheswold

NOTE:  
U.S. Rt. 13 North Corridor Study, Scarborough Road in north Dover; through Cheswold & Smyrna to culminate at Paddock Road in New Castle County.

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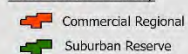
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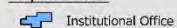
#### Kent County



#### New Castle County



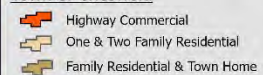
#### City of Dover



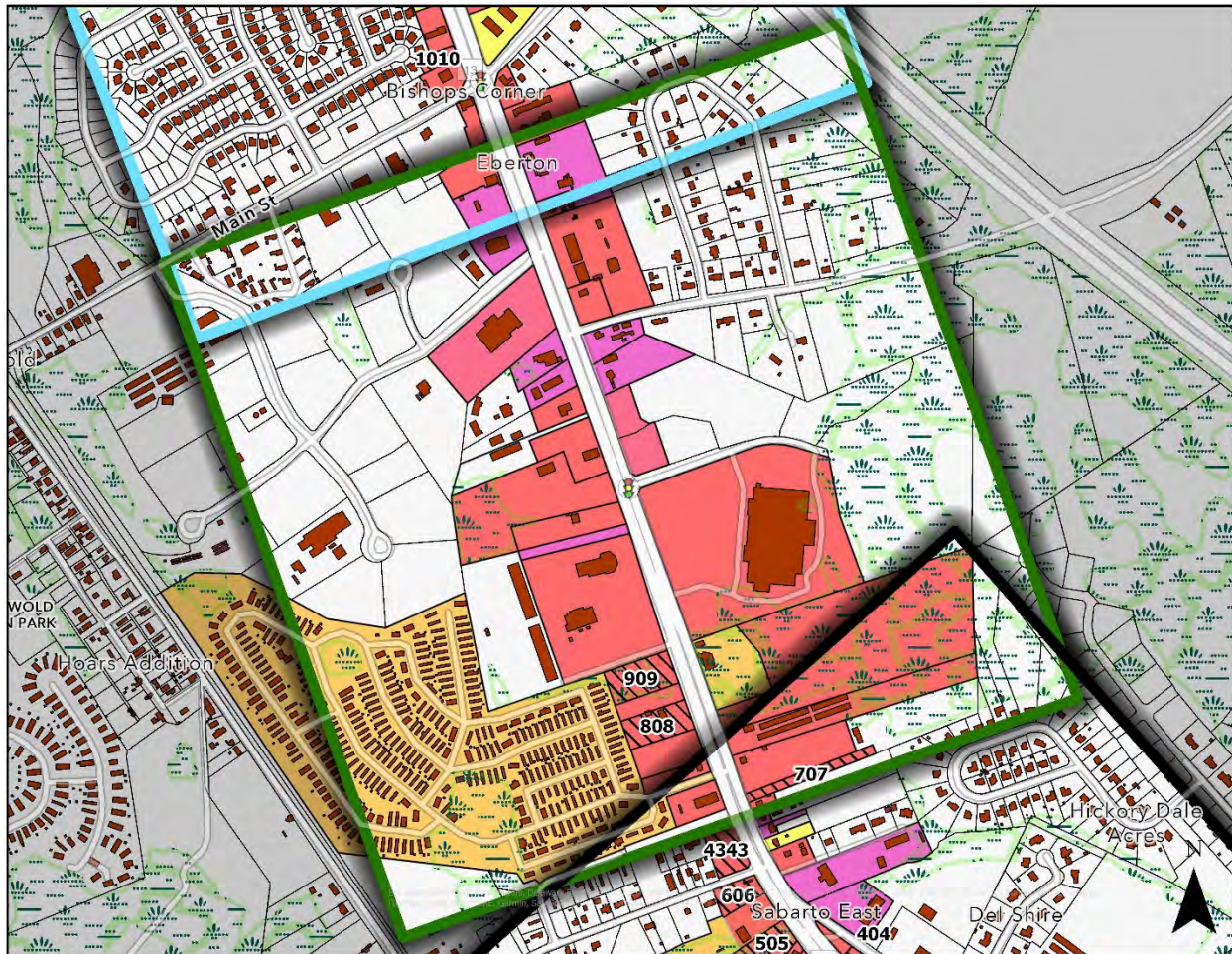
#### Town of Smyrna



#### Town of Cheswold







**Vacant Corridor Parcels:** It is Highly Recommended Jurisdictional Agencies be contacted for applicable regulations.

▲ Tile Number: 11

Reference Number	PROPERTY USE	Acreage	NOTES	Zoning	Jurisdiction
404	Vacant	1.19		BG - General Business	Kent County
505	Vacant	1.11	Highly Impacted by wetlands	BG - General Business	Kent County
606	Vacant	0.87		BG - General Business	Kent County
707	Vacant	0.92	Slender parcel	BG - General Business	Kent County
808	Vacant	1.55		BG - General Business	Kent County
909	Vacant	1.75	Impacted by wetlands	BG - General Business	Kent County
1010	Vacant	0.47		BG - General Business	Kent County
4343	Vacant	1.25		BG - General Business	Kent County

NOTE:  
U.S. Rt. 13 North Corridor Study, Scarborough Road in north Dover; through Cheswold & Smyrna to culminate at Paddock Road in New Castle County.

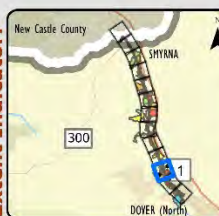
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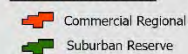
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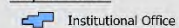
#### Kent County



#### New Castle County



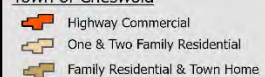
#### City of Dover



#### Town of Smyrna



#### Town of Cheswold







**Vacant Corridor Parcels:** It is Highly Recommended Jurisdictional Agencies be contacted for applicable regulations.

▲ Tile Number: 12

Reference Number	PROPERTY USE	Acreage	NOTES	Zoning	Jurisdiction
101	Vacant	0.12	Slender parcel	BN - Neighborhood Business	Kent County
202	Vacant	0.06		IG - General Industrial	Kent County
303	Vacant	1.3		BG - General Business	Kent County
404	Vacant	1.19		BG - General Business	Kent County
505	Vacant	1.11	Highly Impacted by wetlands	BG - General Business	Kent County
606	Vacant	0.87		BG - General Business	Kent County
707	Vacant	0.92	Slender parcel	BG - General Business	Kent County
808	Vacant	1.55		BG - General Business	Kent County
909	Vacant	1.75	Impacted by wetlands	BG - General Business	Kent County
4343	Vacant	1.25		BG - General Business	Kent County

#### Kent County

- Agricultural Conservation
- Agricultural Residential
- General Business
- Neighborhood Business
- General Industrial
- Limited Industrial
- Multi Family Residential
- Residential Manufactured Home
- Single Family Residential

#### New Castle County

- Commercial Regional
- Suburban Reserve

#### City of Dover

- Institutional Office

#### Town of Smyrna

- Agricultural
- Highway Commercial
- South Corridor Zone
- Institutional & Recreational
- Shopping Center

#### Town of Cheswold

- Highway Commercial
- One & Two Family Residential
- Family Residential & Town Home

NOTE:  
U.S. Rt. 13 North Corridor Study. Scarborough Road in north Dover; through Cheswold & Smyrna to culminate at Paddock Road in New Castle County.

#### Tile Pages:

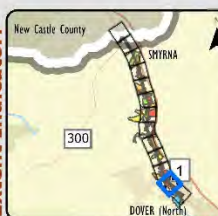


#### Legend:

- Building Footprints
- Wetlands
- Vacant Lands
- Municipalities
- Traffic Light
- New Castle County Parcels



Extent Indicator:







**Vacant Corridor Parcels:** It is Highly Recommended Jurisdictional Agencies be contacted for applicable regulations.

▲ Tile Number: 13

Reference Number	PROPERTYUSE	Acreage	NOTES	Zoning	Jurisdiction
101	Vacant	0.12	Slender parcel	BN - Neighborhood Business	Kent County
202	Vacant	0.06		IG - General Industrial	Kent County
303	Vacant	1.3		BG - General Business	Kent County
404	Vacant	1.19		BG - General Business	Kent County
505	Vacant	1.11	Highly Impacted by wetlands	BG - General Business	Kent County

**NOTE:**  
U.S. Rt. 13 North Corridor Study, Scarborough Road in north Dover; through Cheswold & Smyrna to culminate at Paddock Road in New Castle County.

#### Tile Pages:

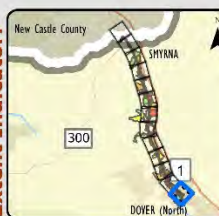


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DOVER/KENT COUNTY MPO  
PLANNING AND COMMUNITY DEVELOPMENT

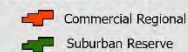
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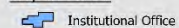
#### Kent County



#### New Castle County



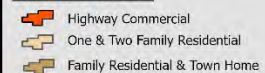
#### City of Dover



#### Town of Smyrna



#### Town of Cheswold



## Appendix B – Vacant Parcels

The following is a spreadsheet that contains all of the parcels included in this analysis. Parcels are listed according to their index number, which corresponds with the number used in the map series. Attributes for each tile include index number, zoning, land use, acreage, class (*Insignificant, Small, Sufficient, and Significant*), jurisdiction, parcel ID, address, and any additional notes.



**APPENDIX B  
VACANT PARCELS  
US13 NORTH CORRIDOR**

Index No	Zoning	Land Use	Acreage	Class	Notes	Jurisdiction	PARCELID	Address	OWNER	SRI Interchange Location	Miles
101	BN - Neighborhood Business	Vacant	0.12	Insignificant	Slender parcel	Kent County	2-00-05701-02-1601-00001	N DUPONT HWY		Dover	1.1
202	IG - General Industrial	Vacant	0.06	Insignificant		Kent County	4-00-05701-01-0101-00001	N DUPONT HWY		Dover	1.8
303	BG - General Business	Vacant	1.3	Small		Kent County	4-00-04703-01-3500-00001	N DUPONT HWY		Dover	1.6
404	BG - General Business	Vacant	1.19	Small		Kent County	4-00-04703-01-3600-00001	N DUPONT HWY		Dover	1.8
505	BG - General Business	Vacant	1.11	Small	Highly impacted by wetlands	Kent County	4-00-04600-02-5600-00001			Dover	1.9
606	BG - General Business	Vacant	0.87	Insignificant		Kent County	4-00-04604-01-4602-00001	N DUPONT HWY		Dover	2.0
707	BG - General Business	Vacant	0.92	Insignificant	Slender parcel	Kent County	4-00-04700-01-4802-00001	4642 N DUPONT HWY		Dover	1.9
808	BG - General Business	Vacant	1.55	Small	Impacted by wetlands	Kent County	4-00-04600-02-0300-00001	4707 N DUPONT HWY		Dover	2.1
909	BG - General Business	Vacant	1.75	Small		Kent County	4-00-04600-02-0304-00001	4757 N DUPONT HWY		Dover	2.2
1010	BG - General Business	Vacant	0.47	Insignificant		Kent County	4-00-04602-01-3100-00001	N DUPONT HWY		Dover	2.9
1111	BG - General Business	Vacant	0.25	Insignificant		Kent County	4-00-04602-01-3700-00001	5611 N DUPONT HWY		Dover	3.0
1212	BG - General Business	Vacant	0.16	Insignificant		Kent County	4-00-04602-01-0900-00001	5751 N DUPONT HWY		Dover	3.2
1313	RS1 - Single Family Residential	Vacant	38.57	Significant	Some impact of wetlands	Kent County	4-00-04600-01-0800-00001	EAST LANDING RD	STATE OF DELAWARE	Dover	2.8
1414	BN - Neighborhood Business	Vacant	10.47	Sufficient	Slight impact of wetlands	Kent County	4-00-03700-01-3401-00001	N DUPONT HWY	BETTY McALLISTER	Smyrna	3.8
1515	RS1 - Single Family Residential	Vacant	0.64	Insignificant		Kent County	4-00-04602-01-4100-00001	N DUPONT HWY		Dover	3.2
1616	BN - Neighborhood Business	Vacant	1.81	Small	Slight impact of wetlands	Kent County	1-00-03700-01-0700-00001	4043 S DUPONT BLVD		Smyrna	3.2
1717	BG - General Business	Vacant	3.93	Small	Impacted by wetlands	Kent County	1-00-02800-02-5100-00001	TWIN WILLOWS RD		Smyrna	2.5
1919	BN - Neighborhood Business	Vacant	2.62	Small		Kent County	1-00-02800-02-4400-00001	S DUPONT BLVD		Smyrna	2.0
2020	AC - Agricultural Conservation	Vacant	38.6	Significant		Kent County	1-00-02800-01-2500-00001	S DUPONT BLVD	LIBORIO BRENFORD, LLC	Smyrna	1.4
2121	BG - General Business	Vacant	1.17	Small		Kent County	1-00-02800-01-2100-00001	S DUPONT BLVD		Smyrna	1.3
2222	BG - General Business	Vacant	10.08	Sufficient		Kent County	1-00-02800-01-2300-00001	S DUPONT BLVD	LIBORIO BRENFORD, LLC	Smyrna	1.2
2323	BG - General Business	Vacant	2.59	Small	Slight impact of wetlands	Kent County	1-00-02800-01-0401-00001	BRENFORD RD		Smyrna	1.2
2424	HC - Highway Commercial	Vacant	2.58	Small		Smyrna	1-17-02802-01-3300-00001	51 HUNTINGFIELD DR		Smyrna	0.9
2525	BG - General Business & RMH - Residential Manufactured Home	Vacant	0.82	Insignificant	Split Zoning	Kent County	1-00-01900-02-3800-00001	2272 S DUPONT BLVD		Smyrna	0.7
2626	BG - General Business	Vacant	0.18	Insignificant		Kent County	1-00-01900-02-3000-00001	S DUPONT BLVD		Smyrna	0.7
2727	BG - General Business	Vacant	0.17	Insignificant		Kent County	1-00-01900-02-3100-00001	S DUPONT BLVD		Smyrna	0.6
2828	BG - General Business	Vacant	0.21	Insignificant		Kent County	1-00-01900-02-3700-00001	S DUPONT BLVD		Smyrna	0.5
2929	HC - Highway Commercial	Vacant	1.59	Small		Smyrna	1-17-01900-01-0126-00001	S DUPONT BLVD		Smyrna	0.4
3030	HC - Highway Commercial	Vacant	1.85	Small		Smyrna	1-17-01900-01-0125-00001	S DUPONT BLVD		Smyrna	0.3
3131	HC - Highway Commercial	Vacant	4.19	Small		Smyrna	1-17-01900-01-0123-00001	S DUPONT BLVD		Smyrna	0.2
3232	HC - Highway Commercial	Vacant	2.21	Small		Smyrna	1-17-01900-01-0124-00001	S CARTER RD		Smyrna	0.7
3333	HC - Highway Commercial	Vacant	2.52	Small		Smyrna	1-17-01900-01-4803-00001	S DUPONT BLVD		Smyrna	0.8
3434	AC - Agricultural Conservation	Vacant	0.59	Insignificant		Kent County	1-00-01910-02-0900-00001			Smyrna	0.8
3535	HC - Highway Commercial	Vacant	0.23	Insignificant		Smyrna	1-17-01910-01-7700-00001	390 SUNNYSIDE RD		Smyrna	1.6



**APPENDIX B  
VACANT PARCELS  
US13 NORTH CORRIDOR**

Index No	Zoning	Land Use	Acreage	Class	Notes	Jurisdiction	PARCELID	Address	OWNER	SR1 Interchange Location	Miles
3636	HC - Highway Commercial	Vacant	0.25	Insignificant		Smyrna	1-17-01910-01-7600-00001	1350 S DUPONT BLVD		Smyrna	1.8
3733	HC - Highway Commercial	Vacant	0.2	Insignificant		Smyrna	1-17-01018-02-5100-00001	231 S DUPONT BLVD		Smyrna	1.8
3838	HC - Highway Commercial	Vacant	0.27	Insignificant		Smyrna	1-17-01018-02-1800-00001	125 S DUPONT BLVD		Smyrna	0.8
3939	HC - Highway Commercial	Vacant	0.06	Insignificant		Smyrna	1-17-01018-02-1100-00001	113 S DUPONT BLVD		Smyrna	2.0
4040	AC - Agricultural Conservation	Vacant	11.76	Significant	Split parcel	Kent County	1-00-01900-02-6700-00001	2 BIG OAK RD	BURTONWOOD VILLAGE, LLC	Smyrna	0.4
4141	BG - General Business	Predominately Vacant	79.44	Significant	SF Dwelling at SW Corner	Kent County	1-00-02800-02-5000-00001	3431 S DUPONT BLVD	DAWN ELLERY	Smyrna	1.5
4242	BG - General Business	Vacant	11.18	Significant		Kent County	1-00-02800-02-1200-00001	63 W BIG WOODS RD	PATRICIA GIBB	Dover	2.0
4343	BG - General Business	Vacant	1.25	Small		Kent County	4-00-04604-01-2300-00001	4585 N DUPONT HWY	BIG WOODS, LLC	Dover	3.3
4444	R3 - Family Residential & Town Home	Vacant		Significant	Slight impact of wetlands	Cheswold	4-03-03700-01-0100-00001	N DUPONT HWY	LIBORIO III, LP	Smyrna	0.1
4545	HC - Highway Commercial	Vacant	3.08	Small		Smyrna	1-17-01900-01-6200-00001	S DUPONT BLVD		Smyrna	0.4
4646	SC2 - South Corridor Zone	Vacant	0.12	Insignificant	Small Parcel	Smyrna	1-17-01900-01-8500-00001	S DUPONT BLVD		Smyrna	0.4
4747	SC2 - South Corridor Zone	Vacant	0.12	Insignificant	Small Parcel	Smyrna	1-17-01900-01-8500-00001	S DUPONT BLVD		Smyrna	0.3
4848	SC2 - South Corridor Zone	Vacant	0.99	Small		Smyrna	1-17-01900-01-4802-00001	S DUPONT BLVD		Smyrna	3.1
5151	HC - Highway Commercial	Vacant	2.06	Small		Smyrna	2800200004	5745 DUPONT PKWY		Smyrna	3.2
5252	HC - Highway Commercial	Vacant	2.75	Small	likely wetlands	Smyrna	2800100009	115 ATKINSON WAY		Smyrna	2.8
5353	HC - Highway Commercial	Vacant	1.83	Small	likely wetlands	Smyrna	2800100005	5816 DUPONT PKWY		Smyrna	2.9
5454	HC - Highway Commercial	Vacant	0.17	Insignificant		Smyrna	2800100004	5812 DUPONT PKWY		Smyrna	2.0
5555	RS1 - Single Family Residential	Vacant	5.2	Sufficient	Impacted by wetlands	Kent County	1-00-02800-01-3403-00001	S DUPONT BLVD	DOROTHY EWING	Smyrna	2.9

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# DOVER/KENT COUNTY MPO

METROPOLITAN PLANNING ORGANIZATION

