FAR Removed in the Downtown District

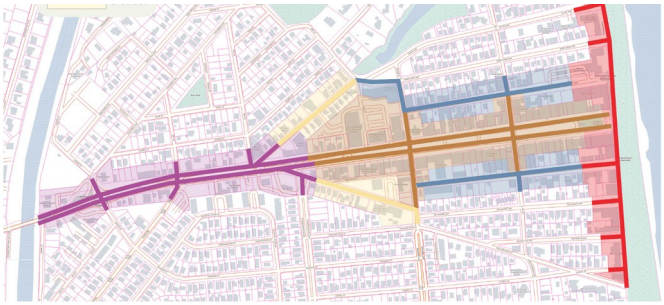
What's the rush? We need to get it right.

Proposed § 270-93-C(3) says floor area ratio is not required anywhere in the Downtown District. Today every commercial building is capped at FAR 2.0. Source: Dover, Kohl & Partners Version 1.0 (9/8/2026).

Current code vs. proposed § 270-93-C

Use	Current § 270-35	Proposed Downtown draft
Downtown FAR	2.0 in all commercial districts	None. Not required in DT
Tier 1 uses	FAR not over 0.60	No FAR cap
A-Street lot coverage	Hotel / residential 50%; other commercial up to 100% of net lot	95%
B-Street lot coverage	Same commercial rules	95%
C-Street lot coverage	Same commercial rules	80%
D-Street lot coverage	Same commercial rules	80%
E-Street lot coverage	Same commercial rules	70%

Figure 270-92-A, Regulating Plan



Legend: A red, Boardwalk · B orange, Rehoboth Ave east · C yellow, Wilmington and Baltimore · D green, Rehoboth Ave west · E blue, Lake / Christian

FAR is floor area divided by lot area. On a 5,000 sf lot, FAR 2.0 stops the building at 10,000 sf. With no FAR and 95% coverage, four floors on that lot are about 19,000 sf. The draft replaces the floor-area cap with a footprint cap that is higher on A- and B-streets.

What else moves with FAR

- Mixed-use residential floors are also capped today: average residential floor area cannot exceed 50% of the lot.
- Height still rises to 50 ft on A- and B-streets, plus 20 ft of equipment that does not count.
- Parking minimums drop or disappear on the same A-, B-, and C-streets.
- Together, no FAR, 95% coverage, 70 ft, and little or no parking is one build-out, not three separate edits.

Why it matters. FAR is the floor-area cap. Removing it downtown does not add a story by itself, but it removes the limit on how much floor those stories can hold. On A- and B-streets the footprint can cover 95% of the lot. That is how a one- and two-story street becomes a four-story commercial wall.

Build-out first. If FAR is removed, the City should publish a build-out count — square feet and peak-season occupancy — before the code is adopted.

What can you do?

- Contact the Mayor and Commissioners.
- Contact Planning Commission members.
- Contact the City Manager and Director of Building & Licensing.

Stay informed. Stay engaged. This is complicated — we need to get it right.