FOR IMMEDIATE RELEASE

On July 14, the Peninsula Commercial Alliance (PCA) of the Sussex County Association of REALTORS® (SCAOR) welcomed Sussex County government officials and consultants to the Sussex County Association of REALTORS® (SCAOR) office to discuss a draft of proposed new zoning classifications.  The proposed zoning was separated into seven different classes as follows: B-2 Neighborhood Business, B-3 Business Research, C-2 Medium Commercial, C-3 Heavy Commercial, C-4 Planned Community, C-5 Service / Limited Manufacturing and I-1 Institutional.   The new zoning classifications will replace the current zoning classifications of UB Urban Business, B-1 Neighborhood Business, C-1 General Commercial and CR-1 Commercial Residential.  The new classes are in response to requests from the community to streamline zoning classes and will be voted on by Sussex County Council at a future public meeting.

During the one-hour briefing, County Administrator Todd Lawson and Planning and Zoning Director Janelle Cornwell, with assistance from land-use consultants Kyle Gubroson and George Bendler with AECOM, explained the need to amend the current zoning classes.

“The intent of this is to update the code to make sure that it’s a reflection of its current uses,” says Todd Lawson. “We’ve had a revolution of breweries and brew pubs in the last ten years that weren’t even considered when the code was written. Let’s update it, and make sure it reflects current uses.”

PCA President Bill Lucks stated, "it is critical that we in commercial real estate understand the new zoning classifications in order to better serve our clients as REALTORS®."  The new zoning classes will offer property owners the ability to rezone their parcels to one of seven types of zoning offering less specific uses.  The goal, as stated by Mr. Lawson and Ms. Cornwell, is more predictability when it comes to future commercial land use.

“We’re making sure that when folks come in and make a request for a change in zone, they know what they’re getting,” said Todd Lawson.

Current land zoning classifications will remain in effect as the proposed zoning classes will only be available for those property owners who desire to rezone from AR-1, CR-1 or another current zoning classification. The proposed ordinance can be viewed at [sussexcountyde.gov](http://sussexcountyde.gov/).

The Sussex County Association of REALTORS® founded the Peninsula Commercial Alliance in 2011 to address the special needs and interests of Realtors and other industry professionals who specialize in commercial real estate on the Delmarva Peninsula. The group has been very active in recruiting members and is a resource for those specializing in Delmarva’s commercial real estate market.

The Sussex County Association of REALTORS® was chartered in 1949 and has steadily grown in size, scope and mission during its more than six decades in Sussex County. It is a professional trade association with goals of carrying out a program of education and advocacy for real estate in the county.

SCAOR is a resource for the public, as well as a recognized advocate for property rights and property owners in Sussex County. The association also monitors legislative issues on the local, state and national levels that may impact home ownership in the area.

To read more about issues related to Sussex County’s real estate industry, or about the PCA, visit SCAOR’s website at [www.scaor.com](file:///C:\Users\merritt\AppData\Local\Mailbird\Store\A\3855\www.scaor.com).