



DEPARTMENT OF PLANNING SERVICES

ZONING DISTRICT VERIFICATION

DATE: October 27, 2025

PROPERTY ADDRESS: 139 Milford Neck Rd.
Milford, DE 19963

PROPERTY LOCATION: Approximately 65± acres, located on the northeast side of Milford Neck Rd. (Co. Rd. 120), approximately 1300' southeast of the Exit 83 ramp, southeast of Frederica.

NAME & ADDRESS OF LEGAL OWNER(S): State of Delaware
For use of Kent County
Dover, DE 19901

DEED REFERENCE: BOOK: W VOLUME: 0026 PAGE: 0115


PROPERTY TAX MAP REFERENCE: MD-00-142.00-01-20.00-000

COMPREHENSIVE PLAN RECOMMENDATION: Low Density Residential

PRESENT ZONING: AC (Agricultural Conservation) *Outside of the growth zone.

***Note:** This Zoning Certificate does NOT approve any specific use on this property, but only verifies the current zoning.

A Certificate of Occupancy, Certificate of Use, or any other applicable approval must be obtained prior to the commencement of any operation on this property; however, this Zoning Certificate does not guarantee the issuance of any such approval(s) as requested. Please contact the Kent County Department of Planning Services at (302)744-2471 or the Division of Inspections and Enforcement at (302)744-2451 to verify any proposed land use(s) within the above referenced parcel and any applicable conditions or permits that may be required.

AUTHORIZED SIGNATURE: 

DATE: 10/27/2025

VERIFICATION REQUESTED BY: Andy Riggi, P.E.
Kent County Public Works
Assistant Director of Engineering