



## DEPARTMENT OF PLANNING SERVICES

### ZONING DISTRICT VERIFICATION

**DATE:** February 26, 2026

**PROPERTY ADDRESS:** 3018 Bayside Dr.  
Dover, DE 19901

**PROPERTY LOCATION:** Approximately 1,483.76± acres located on the east side of Bayside Dr., 0.4± miles north of the intersection with Pickering Beach Rd., south of Little Creek.

**NAME & ADDRESS OF LEGAL OWNER(S):** State of Delaware  
Little Creek Wildlife Area  
Dover, DE 19901

**PROPERTY TAX MAP REFERENCE:** ED-00-079.00-01-03.00-000

**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:** \_\_\_\_\_

  
Jamie Fenske, Planner

**DATE:** 02/26/2026

**VERIFICATION REQUESTED BY:**

Andy Riggi, P.E.  
Kent County Public Works  
Assistant Director of Engineering