



# KENT COUNTY DIVISION OF PLANNING SERVICES

## West Frederica Industrial Area

AS DESIGNATED BY THE 2007 COMPREHENSIVE PLAN

### 2007 AERIAL MAP



#### AREA

##### CHARACTERISTICS:

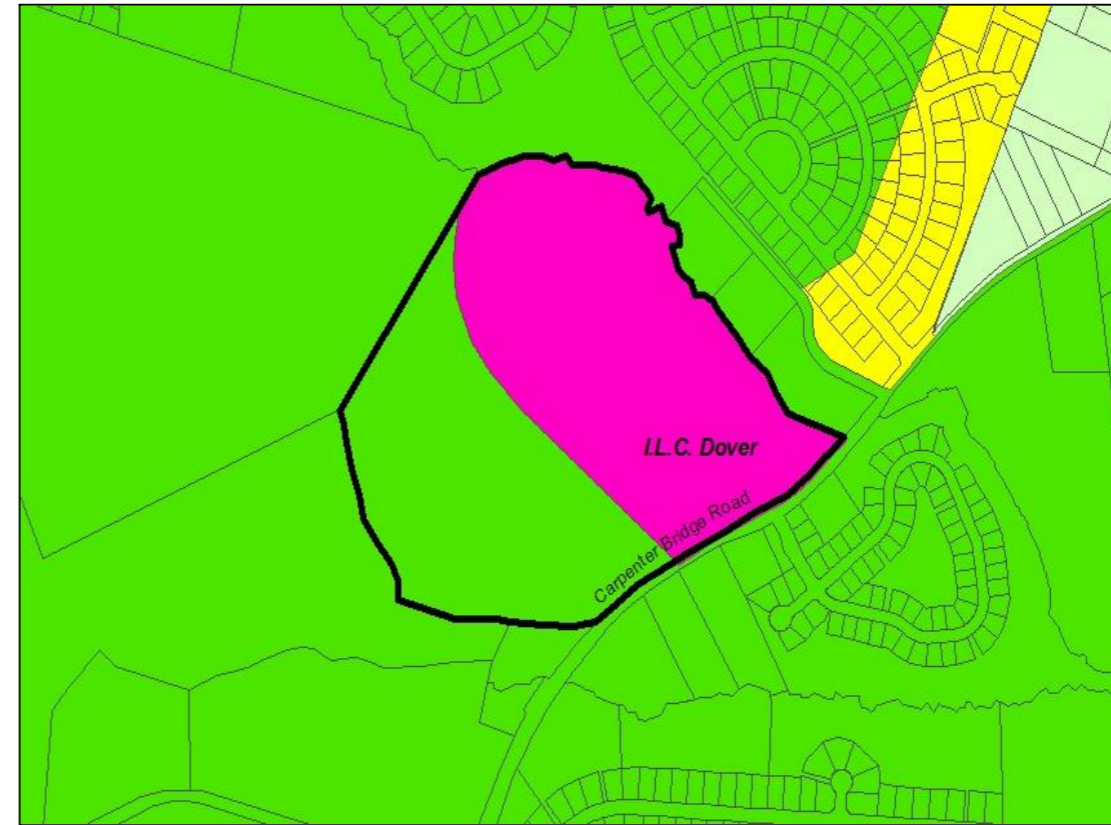
Area located southwest, but not adjacent to the town of Frederica. This industrial area is located in the center of an area of high residential growth. There have been over 1,500 residential lots approved in the last ten years in this region. This does not include any growth that has occurred in the town of Frederica that is about 1/2 mile to the northeast. Immediately to the west of this area is active farmland and woods. To the north, south, and east are approved, but in not all cases improved, residential developments.

Access to central water and central sewer service.  
Rt. 1/Rt. 113 access 2 miles east through the town.  
Area currently has I.L.C. (IG zoning)  
Remainder of area is zone AC and is a portion of the farm to the west.

##### LANDS IDENTIFIED:-

Approximately 6 acres at the rear of the I.L.C. property. (IG zoning) -25 acres +/- on the property to the west of I.L.C. in private ownership. (AC zoning)

For additional Planning procedures please contact The Kent County Department of Planning Services at 302-744-2471



## WEST FREDERICA INDUSTRIAL AREA

### ZONING CLASSIFICATIONS

- AC
- AR
- RS1
- RMH
- BN
- BG
- IL
- IG

### ENVIRONMENTAL FEATURES MAP

#### Legend

- Potential Industrial Areas
- Parcel Lines
- Railroad
- Roads
- Water Bodies
- Municipalities
- Wetlands
- Floodplain

