



# FINAL RECOMMENDATIONS



## 20. Modernize the Code to Support Mixed Use

Sussex County should update its zoning code to make mixed-use development a predictable permitted use in commercial districts. By aligning permitted uses, increasing height flexibility, regulating density through building form, modernizing parking standards to encourage shared solutions, and requiring transitions and buffering when adjacent to low-density neighborhoods the County can foster vibrant, walkable centers that expand housing options, support local businesses, and make efficient use of infrastructure while preserving community character.