



## **What Does MR Medium Density Residential District Mean and Why is it Important in Sandy Brae?**

MR- Medium Density is the zoning density code given to the community of Sandy Brae. It establishes it as a single-family residential community with certain restrictions. It does allow at home businesses BUT it does not allow customers to come to the residence for that business or outdoor storage of any kind related to that business.

We are bringing this up because Sussex County Planning & Zoning reached out to the Board after receiving complaint calls and after visiting the community noting “several properties with apparent home businesses that are more intensive than what is permitted by an in-home occupation”. Mentioned were home businesses offering personal services of any type where a person(s) comes into the home to receive that service; where mechanical repair to a boat, car, motorcycle, truck, or motors of various kind take place; outdoor storage of business equipment; and employees coming to the home and parking on the street. Planning & Zoning advised us that these and other situations are finable offences and merit a visit from the Constable’s Office.

Since this newsletter is delivered to all residents in Sandy Brae, this is notification if you have a home-based business to stay within the regulations. Additional information is available on the Sussex County Planning & Zoning website.