



Unified Development Code (UDC) Revision

Overview –
Where We Are &
Where We Are Going

Department of Land Use Briefing July 7, 2015

Background

(Outreach January 2014- March 2015)

Interested Citizens, Groups & Stakeholders

- Civic Groups and Constituencies
- Environmental/Agricultural
DNS, De Greenways, Scenic Byways,
De Farm Bureau, NCC Conservation
District, De Forest Service
- Businesses Chamber of Commerce
- Homebuilders
- DeIDOT, WILMAPCO, State Planning
Office
- Institutions - Nemours, University of
Delaware
- Non – Profits -League of Women Voters,
Delaware HEAL
- Unions
- Councilmembers & Planning Board

Discussion Results

- Clear Vision & Expectations
- High Quality & Well Designed
Projects
- Good Jobs & Thriving
Businesses
- Manage Traffic
- Reflect Our Unique Character

Balanced Approach – New Code

Manage Change + Enhance Community + Incentivize Jobs

Collaborative Process and Clear Vision & Expectations

- 4 Public Workshops & 3 Focus Groups
- Transparent, Predictable & Efficient Process
- Identify Barriers & Opportunities



Balanced Approach – New Code

Manage Change + Enhance Community + Incentivize Jobs

3 Phases -

- Phase I**
- Guiding Principles
 - Neighborhood Preservation Overlay District
 - Economic Empowerment District
 - Draft text amendments

- Phase II**
- Healthy Communities / Placemaking
 - Development Standards
 - Draft text amendments

- Phase III**
- Recommended changes to existing articles
 - Modify land development review process
 - Draft text amendments



Phase I

- Guiding Principles** ➤ Guide land development process
- Building design
 - Site design / context
 - Amenities

- Neighborhood Preservation Overlay District (NPOD)** ➤ Overlay district
- Neighborhood compatibility standards –
- Distance
 - Height / scale
 - Design of development
 - Transitions

- Economic Empowerment District (EED)** ➤ District / overlay district
- Standards
- Building
 - Site
 - Amenity standards
 - Transitions

Project (Targeted) Timetable

Phase/Task	2015												2016											
	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December
Focus Group																								
Guiding Principles (GP); Neighborhood Preservation Overlay District (NPOD); Economic Empowerment District (EED): 25-26 MAR 15			P																					
Public Workshops																								
Guiding Principles; Neighborhood Preservation Overlay District; Economic Empowerment District: 26 MAR 15			P																					
Guiding Principles; Neighborhood Preservation Overlay District; Economic Empowerment District: 24 JUN 15						P																		
1st set of Ordinances (GP; NPOD; and EED)																								
NCC Council Ordinance Introduction: 8 SEP 15																								
Preliminary Land Use Service (to State) PLUS: 28 OCT 15																								
Planning Board Public Hearing: 1 DEC 15																								
Planning Board Business Meeting: 15 DEC 15																								
NCC Council Hearing and action: 26 JAN 16																								

Task with Public P
 Task Complete
 Task Pending

Phase II

Healthy Communities & Placemaking

- Guide mix use development
 - Design metrics
 - Promote healthy lifestyles
 - Improve efficiency
 - Walkability, mixed uses

Development Standards

- Guide development & re-development standards
 - Building standards
 - Site layout
 - Amenities
 - “Right size” the parking and landscaping

Project (Targeted) Timetable

Phase/Task	2015												2016											
	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December
Focus Group																								
Healthy Communities/Placemaking and Development Standards: 22-23 SEP 15								P																
Public Workshops																								
Healthy Communities/Placemaking and Development Standards: 23 SEP 15								P																
2nd set of Ordinances (Healthy Communities/Placemaking and Development Standards)																								
NCC Council Ordinance Introduction: 10 NOV 15																								
Preliminary Land Use Service (to State) PLUS: 23 DEC 15																								
Planning Board Public Hearing: 2 FEB 16																								
Planning Board Business Meeting: 6 FEB 16																								
NCC Council Hearing and action: 22 MAR 16																								

Task with Public P
 Task Complete
 Task Pending

Phase III

Draft Unified Development Code

➤ Updated land development regulation

- FY 14 and FY 15 study results
- New zoning district and development standards (Phases I-II)
- Design standards/criteria and overlay mechanism for:
 - (1) business and corporate campuses, NCC Airport, and other employment clusters
 - (2) mixed use commercial districts and corridors
 - (3) neighborhood conservation districts
- Predictable & measurable standards

Project (Targeted) Timetable																								
Phase/Task	2015												2016											
	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December
Draft UDC Document: 15-16 DEC 15												P												
Public Workshops																								
Draft UDC Document: 9 DEC 15												P												
Final UDC Revision Ordinance																								
NCC Council Ordinance Introduction: 12 JAN 16																								
Preliminary Land Use Service (to State) PLUS: 24 FEB 16																								
Planning Board Public Hearing: 5 APR 16																								
Planning Board Business Meeting: 19 APR 16																								
NCC Council Hearing and action: 24 MAY 16																								

Task with Public P
 Task Complete
 Task Pending

UDC Web Site

<http://www.nccde.org/1067/UDC-Revisions>

GOVERNMENT

BUSINESS

SERVICES

HOW DO I



NEW CASTLE COUNTY
DELAWARE

Corridor Studies and Plan

Scenic Byways, Gateways & Trails

UDC Revisions

Farmland Preservation

Home > Government > Departments > Land Use > 2015 - 2016 Mission & Action Plan > UDC Revisions

Revisions to the Unified Development Code



The first public workshop to discuss shaping Future Land Use and the Unified Development Code was held on March 26, 2015. We thank all of those who came out to participate.

Please take a moment to review the summary of the input we received through Focus Group meetings and the public workshop. **SAVE THE DATE!** Another public workshop will be held on **Wednesday, June 24th from 7 - 9 p.m., at the Christiana Fire Hall.** In a recent video on NCC TV, Assistant Land Use Manager Reed MacMillan and Planning Manager Antoni Sekowski discussed the upcoming workshop: [Video of Interview](#)

[Summary of March Workshop and Focus Groups](#)

Comments may be sent to LandUse@nccde.org, subject Proposed UDC Revisions.

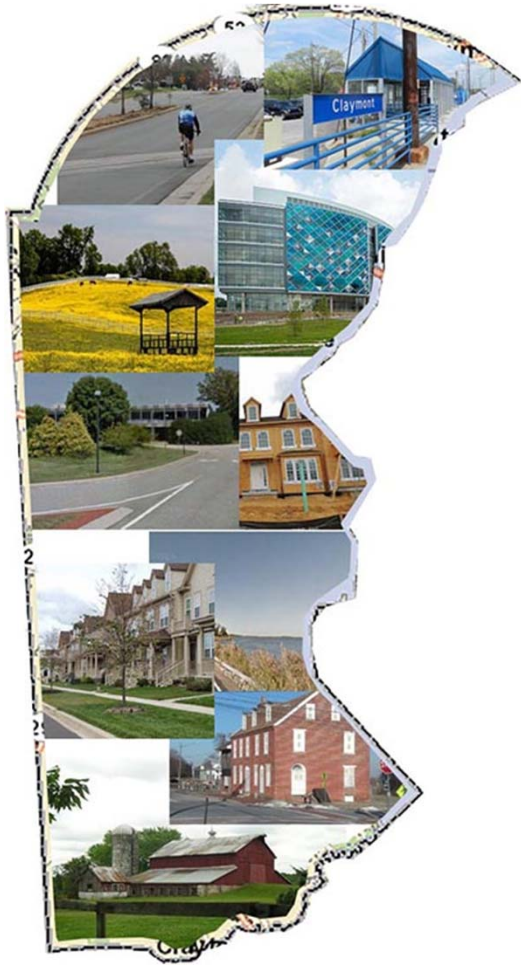
June 24, 2015 Presentations and Summaries

- [Mark White's Presentation](#)
- [Guiding Principles Fact Sheet](#)
- [Economic Empowerment District Fact Sheet](#)
- [Neighborhood Preservation Overlay District Fact Sheet](#)
- [Summary of Public Workshop_62415](#)

March 26, 2015 Presentations and Summaries

- [Consultant Mark White's Presentation](#)
- [General Manager Eileen Fogarty's Presentation](#)
- [UDC Summary of Focus Groups and Listening Session- 31 MAR 1](#)

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Questions?

Thank you