



# County Council Land Use Committee



## **UPDATE: UNIFIED DEVELOPMENT CODE (UDC) REVISIONS**

**RICHARD E. HALL, AICP  
GENERAL MANAGER – DEPARTMENT OF LAND USE**

**NOVEMBER 21, 2017**

# Purpose of this UDC Update



- Streamlining aspects of the development review process
- Incorporating best practices in site and landscaping design
- Clarifying UDC language and definitions

# UDC Update



- **Part I: County Executive Signed January 2017**
  - ✦ Economic Empowerment District (EED), Neighborhood Preservation Overlay District (NPOD) , and Guiding Principles for Development
  
- **Part II: Currently Drafting**
  - ✦ Streamlining development review process, incorporating best practices in site design and landscaping, and clarifying language and definitions
  
- **Part III: 2018 Timeline**
  - ✦ Healthy communities and development standards

# Part I



- Part I: County Executive Signed January 2017
  - ✦ **Economic Empowerment District (EED)** – Master planned centers for established and emerging industries
    - Multiple inquiries
  - ✦ **Neighborhood Preservation Overlay District (NPOD)** – Protection for existing communities
  - ✦ **Guiding Principles for Development** – Define what we want
    - Integrated into plan review



## Slide 4

---

**RH1**

what can we say about interest or how these have been used so far? I know Hanna has expressed some interest in using the EED at Boxwood. But for me tha tis about it.

Richard Hall, 11/20/2017

# Part II



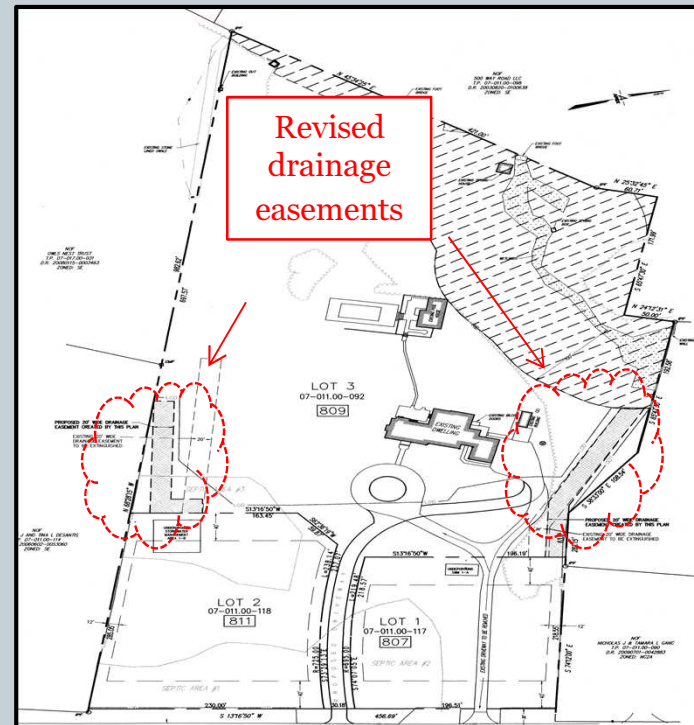
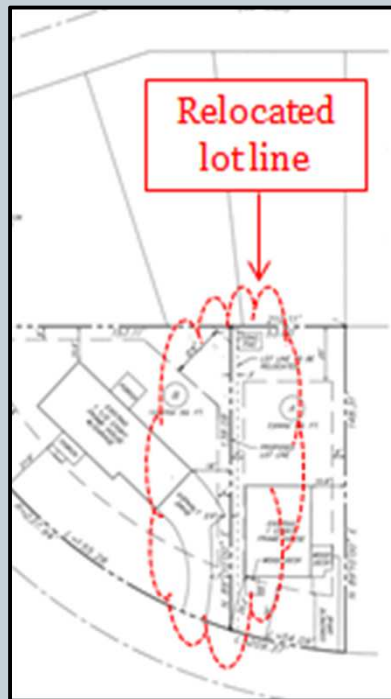
- Currently drafting text amendments after several public workshops and working group meetings
  - ✦ *Process and Site Design*
    - Streamlining minor adjustments
    - UDC language clarification
    - Best practices in site design and landscape design



# Administrative Reviews



- Establish a simplified process for very minor adjustments to previously adjacent recorded plans and lot line adjustments for residential properties



# UDC Clarification



- Language to clarify on-going questions in Land Use:
  - ✦ Reviewing sunset provisions
  - ✦ When must the Traffic Impact Study (TIS) be complete?
  - ✦ Improving definitions

## Chapter 40 of the *New Castle County Code*

### Unified Development Code

New Castle County, Delaware



Adopted on December 31, 1997

As Amended Through October 25, 2017

---

County Executive Matthew S. Meyer



# Active Open Space/Structured Recreational Facilities



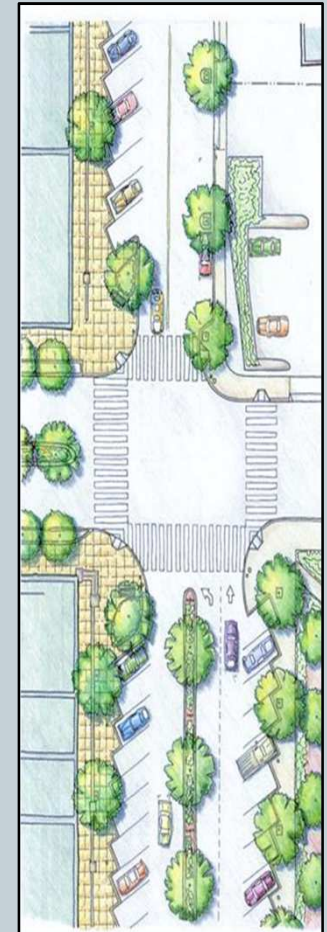
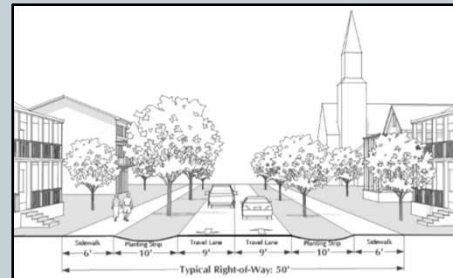
- Require large amenities/active open space and structured recreational facilities (i.e. clubhouses, pools, playgrounds, etc.) to be completed prior to the issuance of 50% of the total certificates of occupancy.



# Site Design



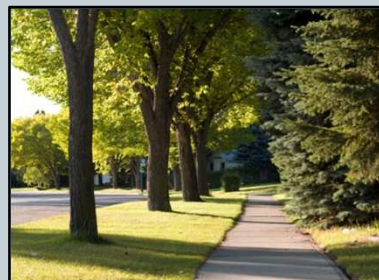
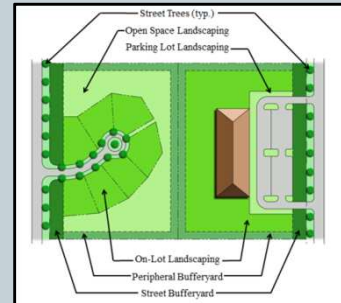
- Best practices design standards
- Context-sensitive buffering protections
- Building & streetscape integration
- Multi-modal – sidewalks & pathways
- Block size & layout
- Parking ratios & lot layout
- Drive-thru lanes & loading zones
- Reduce BOA applications



# Landscape Design



- Proper street tree locations
- Expanded plant list
- Reforestation & open space guidance
- Integrate with SWM



# Next Steps



- Drafting an ordinance based on staff, consultant, and public input.
- Expect draft ready for introduction in 1 – 2 months.
- Standard public process
  - ✦ *PLUS*
  - ✦ *Planning Board*
  - ✦ *County Council*

Questions?

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