

Unified Development Code

Phase Two - Proposed Amendments

The Department of Land Use promotes responsible development throughout Northern Delaware that is consistent, environmentally-sustainable, and meets the present and future needs of our residents. We continuously review and recommend revisions to New Castle County's Unified Development Code (UDC) to improve its readability, organization, and usability for the public and development applicants.

Proposed Phase Two UDC Updates Include:

Landscape Design Best Practices



Native Plant Species

Context-Sensitive Buffering

Stormwater Management Integration

Multi-modal Transportation

Parking Ratios

Drive-thru Lanes

Loading Zones

Site Design Best Practices



Efficiently Resolving Specific Code Violations



Signage

Home Occupations

Motor Vehicle Sales



For More Information Contact: New Castle County Department of Land Use
Telephone: (302) 395-5400 Email: landuse@nccde.org Website: www.nccdelu.org





Department of Land Use

Unified Development Code Amendments

The Department of Land Use has developed a three-phase approach to making potential revisions to the Unified Development Code (UDC) in order to improve its readability, organization, and usability for the general public and for larger development proposals.

Phase One of the UDC update was completed in January 2017 and consisted of three elements:

- Economic Empowerment District (EED)
- Neighborhood Preservation Overlay District (NPOD)
- Guiding Principles for Development

More information about Phase One can be found on the Department's website: www.nccdelu.org. Phase Three, yet to be finalized, will focus on healthy communities and placemaking.

What Are the Components of UDC Phase Two?

(currently under consideration)

Process and Site Design: Incorporates best practices in site design and landscape design, including: building and streetscape integration; new standards for parking ratios, drive-thru lanes and loading zones; an expanded plant list with a focus on native species; new guidance on reforestation practices; and provisions for open space implementation.

Administrative Reviews: Provides a simplified process for minor adjustments to previously recorded plans and lot line adjustments for adjacent residential properties.

Ticketing for Specific Code Violations: Addresses home occupations, sales of motor vehicles, and signage.

Sunsetting Provision Clarification: Establishes a five-year time period in which to begin construction and a single opportunity to request a five-year extension.

Traffic Impact Study (TIS) Timing Clarification: Applicants must have DelDOT's comments and recommendations on the final TIS prior to scheduling a Planning Board Public Hearing.

Active Open Space/Structured Recreational Facilities Clarification: Requires large amenities/active open space and structured recreational facilities (e.g. clubhouses, pools, playgrounds, etc.) to be completed prior to the issuance of 50% of the total building permits.

For more information contact:

New Castle County Department of Land Use
87 Reads Way, New Castle, DE 19720

Phone: (302) 395-5400 Email: landuse@nccde.org

www.nccdelu.org