



# Unified Development Code (UDC) Revision Overview – UDC Draft Document Phase

Department of Land Use Briefing (September 14, 2016)



# Background

(Outreach January 2014- April 2016)

## 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

Manage Change + Enhance Community + Incentivize Jobs

## Collaborative Process and Clear Vision & Expectations

- 4 Public Workshops & 6 Focus Groups
- Transparent, Predictable & Efficient Process
- Identify Barriers & Opportunities





# Balanced Approach

Manage Change + Enhance Community + Incentivize Jobs

## 3 Phases -

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- 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





# UDC Revision- Phase III

- Cleanup and best practices
- Ensure the Guiding Principles; Neighborhood Preservation Overlay District; Economic Empowerment District; Healthy Communities; and Development Standards are incorporated into the UDC
- Land Use Staff recommended improvements to current UDC code requirements to clarify topics which typically experience issues.

# UDC Revisions

## Process

- Applications
- Pre-meetings
- Concurrent review
- Site plans for Limited Use Review
- Land Development Improvement Agreements (LDIA) / Performance Guarantees
- Sunsetting
- Vacation of record plans
- Record plan minor changes

## Site Planning

- Parking
- Landscaping
- Residential Accessory Uses
- Drive-through stacking / bypass
- Buffers / setbacks
- Block size
- Open space phasing

# Process





## Why Revise the Site Design Standards?

<p><b>Protect Neighborhoods</b></p>	<ul style="list-style-type: none"> <li>• Allow appropriate accessory uses in residential neighborhoods, minimizing variance cases while providing standards to protect neighboring property.</li> <li>• Ensure that parking supply is right-sized to market demands, avoiding spillover into neighborhood streets and circulation issues.</li> <li>• Provide adequate landscaping to mitigate use conflicts, soften the visual impacts of development, and to create opportunities for “green” stormwater management.</li> </ul>
<p><b>Sustainability</b></p>	<ul style="list-style-type: none"> <li>• Conventional landscaping, parking and zoning restrictions can create an inefficient development pattern and often miss opportunities to integrate with green stormwater management techniques.</li> <li>• Adjusting those standards to their context improves energy efficiency, the ability to implement green options for stormwater management, and the viability of transit, walking and biking.</li> </ul>
<p><b>Economic Growth</b></p>	<ul style="list-style-type: none"> <li>• The County’s diverse population is an asset that it can build on to attract new growth industries. Updated landscaping and parking standards can remove regulatory barriers and minimize unnecessary variance requirements – improving the efficiency of the permitting process.</li> </ul>
<p><b>Context and Flexibility</b></p>	<ul style="list-style-type: none"> <li>• The County’s approach to landscaping, parking and related standards were best practices in 1997, but do not always align with current development patterns or market trends. Adapting those standards to current demand improves the viability of new development and allows it to fit in more effectively with its neighborhoods.</li> </ul>

## What development standards are affected?

UDC Article	Revisions
<p><b>3</b> Use Regulations</p>	<ul style="list-style-type: none"> <li>Address residential accessory uses to provide flexibility for individual homeowners, minimize administrative hassles due to surveying errors, and reduce applications for appeals and variances.</li> <li>Address drive-through requirements to reflect current practices such as dual order points.</li> </ul>
<p><b>3</b> Parking <b>22</b> ... Parking, Loading...</p>	<ul style="list-style-type: none"> <li>Revise parking and loading standards to right-size the number of parking spaces and landscaping requirements, allow integrated landscaping and stormwater management, provide for compact stalls, and provide for grass and porous pavement above a designated number of stalls.</li> <li>Allow Parking Structures in 'S' zoning districts for Institutional uses,</li> </ul>
<p><b>4</b> District Intensity / Bulk Standards</p>	<ul style="list-style-type: none"> <li>Modify bufferyard, pavement, and building setback dimensions and/or standards to provide flexibility for better design.</li> </ul>
<p><b>20</b> Subdivision &amp; Land Development Design Principles</p>	<ul style="list-style-type: none"> <li>Create more predictable block size and length (specific sizes v. number of lots)</li> <li>Provide mid-block bike / pedestrian access</li> <li>Dimensioned roadway cross sections with Concept Plans for compatibility with Guiding Principles (building facades, street trees, parking, open space, multi-modal transportation etc.) (Appendix 1)</li> </ul>
<p><b>27</b> Maintenance Organizations, Open Space &amp; Common Facilities</p>	<ul style="list-style-type: none"> <li>Phasing of open space on record plans or landscape plans to allow for partial turnover as areas are completed.</li> </ul>
<p><b>23</b> Landscaping, Trees, &amp; Erosion <b>4</b> Intensity / Bulk</p>	<ul style="list-style-type: none"> <li>Review landscaping (including parking lot and bufferyard) standards to provide flexibility for better design.</li> <li>Conceptual Landscape Plan to be submitted with all Exploratory Plans</li> <li>"Landscape Plan Code Requirements Summary" for Exploratory Plans</li> <li>Landscape design summary narrative as a note on the Final Landscape Plan</li> </ul>

# 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

**2nd Community Workshop**  
Shaping the Future of New Castle County

The UDC Code will guide the future of New Castle County. It will determine what can be built, where, and how. It will also determine what can be done to protect the county's natural resources and its history.

When you participate in this workshop, you will have the opportunity to provide input on the UDC Code. Your input will be used to shape the future of New Castle County.

Wednesday, June 24, 7:00 - 9:00 pm  
Christiana Fire Hall  
Christiana, DE

**2ND COMMUNITY WORKSHOP**  
WEDNESDAY, JUNE 24TH  
CHRISTIANA FIRE HALL

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](mailto: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](#)

# Unified Development Code (UDC) Revision



Questions?