



# New Castle County Department of Land Use

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## Legislative Update

Land Use Committee – October 6, 2020

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# Purpose and Issues

- Overview of land use-related legislation.
- Explore ideas to help us better coordinate on land use issues, which includes legislative and other efforts.
- Important because we have seen a 400% increase in the amount of LU ordinances in the last 3 years compared to the previous 3. Significant impact on the LU Dept and Law.
  - Affects workplan / workload.
  - Better planning and coordination could help us be more efficient & effective.

# Volume of legislation and associated effort

## Current: (24 Ordinances)

- Board Procedures (intro August 2020 -)
- Text Amendment Process II (intro August 2020 -)
- Community Open Space (intro August 2020 -)
- Scenic Viewshed (intro August 2020-)
- Mezzanine (intro June 2020 -)
- Historic Framework (intro June 2020 -)
- Outdoor Sales and Service (Intro June 2020 - Adopted)
- Book Exchange (Intro April 2020 - Adopted)
- Historic Resources (Intro March 2020 -)
- HI Ordinance (Intro Jan 2020 -)
- Text Amendment Process (Intro Dec 2019 – Adopted July 2020)
- Septic Ordinance (Intro Nov 2019 -)
- Septic Moratorium (Intro Aug 2019 - Adopted Jan 2020)
- EVMS Signs (intro June 2019 - Adopted Oct 2019)
- Landfill Ordinance (Intro April 2019 – Adopted Aug 2019)
- Transportation (TID) (Intro Jan 2019 – Adopted May 2019)
- Site Design (Intro March 2018- Adopted July 2018)
- Development Process (intro March 2018 – Adopted July 2018)
- Traditional Neighborhood Housing (Intro Oct 17 – Adopted March 2018)
- Solar Energy (intro May 2017- Adopted October 2017)
- Accessory Dwelling Units (Intro Oct 2016 Adopted Feb 2017)
- Guiding Principles (Intro June 2016 – Adopted January 2017)
- Neighborhood Protection (Intro June 2016 – Adopted January 2017)
- Economic Empowerment District (Intro June 2016 – Adopted January 2017)

## Past: (8 Ordinances)

- Parking Structures (Intro June 2015 – July 2015)
- FEMA Floodplain Regulations (intro Nov 2014 - Jan 2015)
- Workforce Housing , Moratorium, Stays and Update (Intro Oct 2014 – Dec 2014)
- Light Industry Update (June 2014 – July 2014)
- Septic DNREC (Nov 2013 – May 2014)
- Hamlet and Village – Smart Code Update (June 2013- Dec 2013)
- Demolition by Neglect (intro July 2012 Adopted May 2016)
- Deed Restriction Change Process (Intro March 2015 – Oct 2015)

# Text Amendments in Next Few Months

Title:	Ordinance Number:	Current Stage of Review:
1. Mezzanines	O20-074	County Council
2. Historic Framework	O20-071	County Council
3. Historic Resources	O20-015	County Council
4. Community Open Space	O20-090	Planning Board
5. Scenic Viewshed	O20-097	Planning Board
6. Board Procedures	O20-092	Planning Board
7. Text Amendments	O20-091	Planning Board
8. Comp. Plan Chapters	O20-101	?

# Text Amendments Under Development

## Preliminary Phase

- Chapter 7 Property Maintenance Code
- Mixed Use / Form Based Code
- State Legislation CCED
- Concord Pike Plan
- NCC@2050

## Drafting & Analysis

- Drainage Code (stormwater)
- Southern New Castle County Plan
- Forest Conservation

## Nearing Council Introduction

- Chapter 13 Comprehensive Plan (N. Claymont & Route 9)

Brings us to 33 Current vs. 8 Past ordinances

# Public Engagement In Text Amendment Process



# Suggestions for Council

- Discuss priorities for changes in Land Use policy and collaboratively develop a coordinated list of legislative priorities, a calendar, or workplan.
  - Note: legislation is just one tool for handling land use issues.
- Clarify process for amending all LU related codes. Better define process.
- Engage in NCC@2050—the update to our Comprehensive Plan.
  - In the long run this is the better vehicle for broader changes in land use policy compared to piecemeal legislation.