



# CITY OF DELAWARE

## COMPREHENSIVE ZONING CODE UPDATE



**The current Zoning Code has not been fully updated in several decades. The City of Delaware is growing and evolving, and it is essential that the Zoning Code adapts with those changes.**

This was recognized during the recent comprehensive planning process. Goal A.20 of the Delaware Together Comprehensive Plan is to “update the Zoning Code and development policies to conform to the Comprehensive Plan”.

**Planning Staff has three specific goals for this update:**

1

## SIMPLIFY

- *MAKE PROCEDURES EASIER TO UNDERSTAND*
- *REDUCE NUMBER OF ZONING DISTRICTS*

2

## DIVERSIFY

- *ALLOW FOR A MIX OF HOUSING TYPES AND USES IN SELECT LOCATIONS*

3

## CLARIFY

- *MAKE CODE MORE USER-FRIENDLY*
- *ADD PICTURES AND GRAPHICS*

**MORE INFORMATION AND FULL PROPOSED TEXT**

[WWW.DELAWAREOHIO.NET/ZONINGCODE](http://WWW.DELAWAREOHIO.NET/ZONINGCODE)



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## COMPREHENSIVE ZONING CODE UPDATE

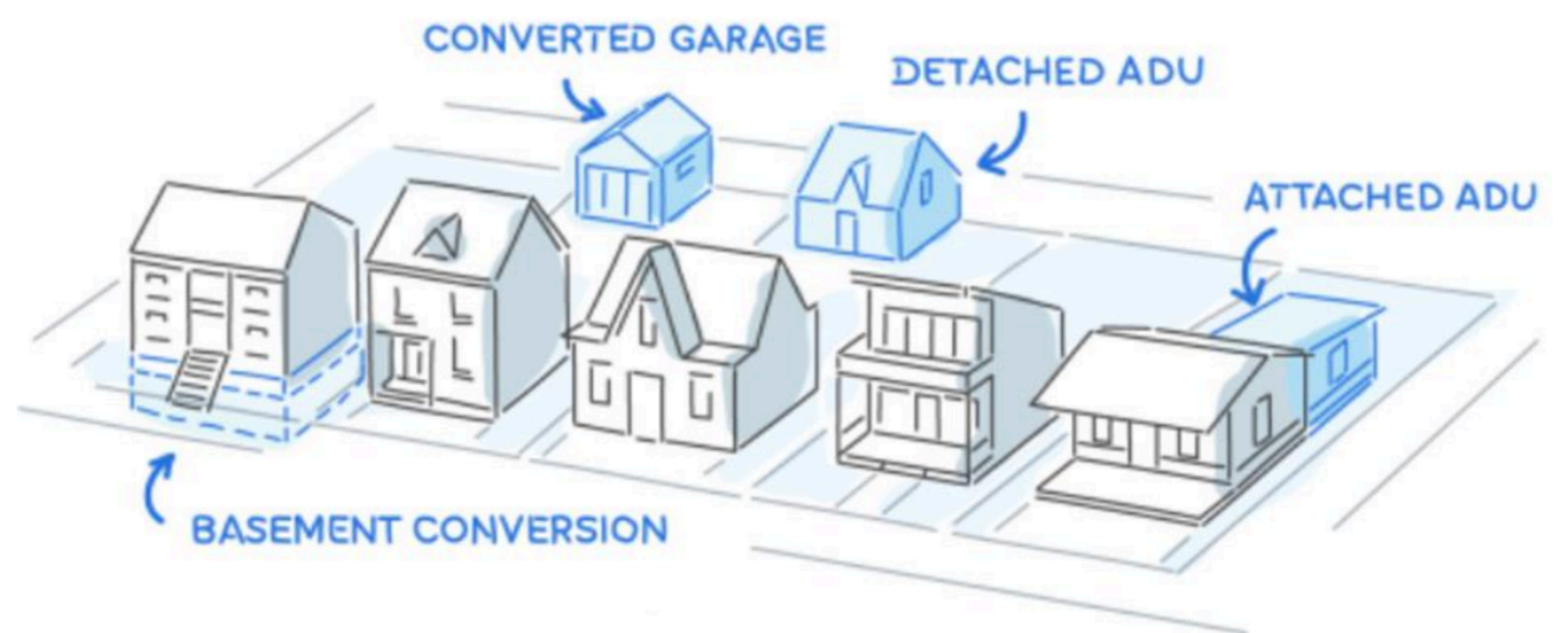
# NEW CODE ADDITIONS

## ACCESSORY DWELLING UNITS (ADUs)

- Permit attached or detached independent residential dwellings (“granny flats”) in single-family/two-family zoning districts.
  - *Permitted districts: Agricultural (A-1), Residential – Single Family (R-SF), Residential – Neighborhood Transition (R-NT), Residential – Neighborhood Mixed (R-NX).*
- Owner occupancy required (principal residence or ADU).
- One (1) ADU per lot.
- Separate entrance required.
- Height and size to mirror accessory structure requirements.

## SHORT TERM RENTALS (i.e. AirBnB)

- Define hosted v. non-hosted STRs.
  - *Hosted: owner rents a portion of their primary residence while they live there.*
  - *Non-hosted: owner rents out their primary residence while they are not living there.*
- Limit number of STRs each person can operate (one of each).
- Require yearly registration and inspections prior to operation.



## ALTERNATIVE ENERGY SOURCES

- Establish regulations for siting of solar and wind energy systems in all zoning districts (primary or accessory use).
- Regulate height, screening requirements, setbacks, design, and all necessary requirements for permit issuance.



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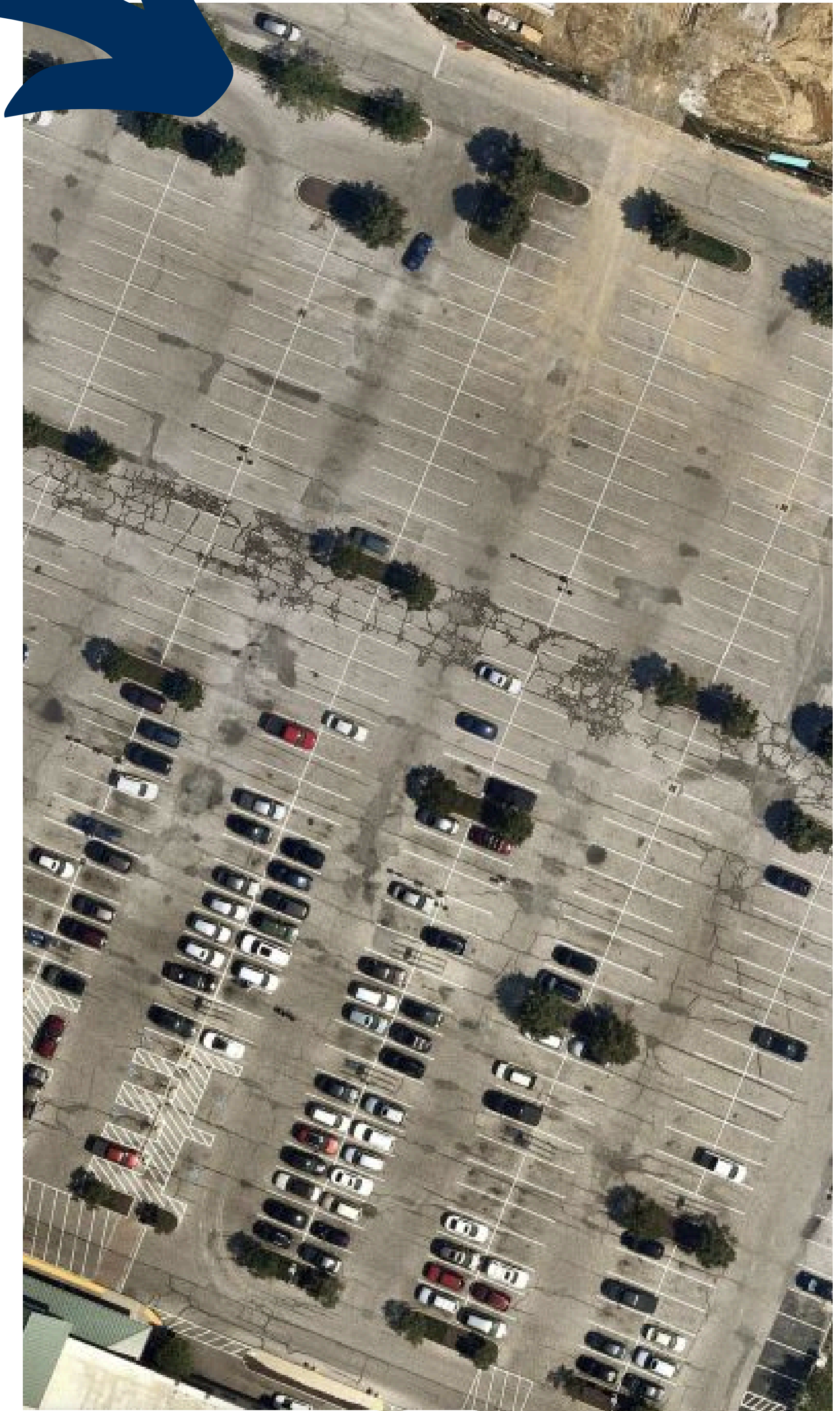
# CITY OF DELAWARE

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# EXISTING CODE REVISIONS

## OFF-STREET PARKING AND LOADING

- Revise to be more market-oriented, flexible, and less prescriptive while maintaining minimum parking requirements.
  - Prevent “one-size fits all” approach as that does not allow for smart development growth and usually results in excess parking areas.
- For **Commercial** and **Industrial** uses, revise parking minimums to be based on number of employees and net floor area rather than gross (no additional parking needed for supply closets, etc.).
- For **Residential** uses, reduce minimum from two-per-unit to 1.5 for multi-family (industry standard), and only require one space per dwelling unit for 2, 3, and 4-family dwellings.
- Community and institutional facilities or land uses with intermittent or unpredictable parking dynamics would require individualized parking and circulation plan.
- Introduce minimum bicycle parking requirements for all non-single-family zoning districts.



## NON-CONFORMING BUILDINGS AND USES

- Clarify how a non-conforming building may be enlarged, repaired, or rebuilt.

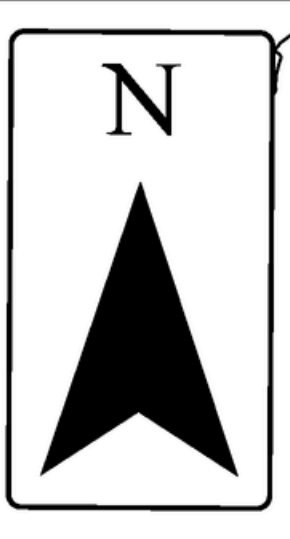
## ACCESSORY STRUCTURES AND USES

- Eliminate the permit requirement for certain small accessory buildings (i.e. small resin sheds, etc.).
- Clarify the type of fences that require a permit and the permitted location of fences relating to property lines.
- Specify when an accessory structure is considered part of the principal building when connected by a breezeway or hallway.
- Change maximum size of accessory structures to be related to the size of the principal structure.

**MORE INFORMATION AND FULL PROPOSED TEXT**

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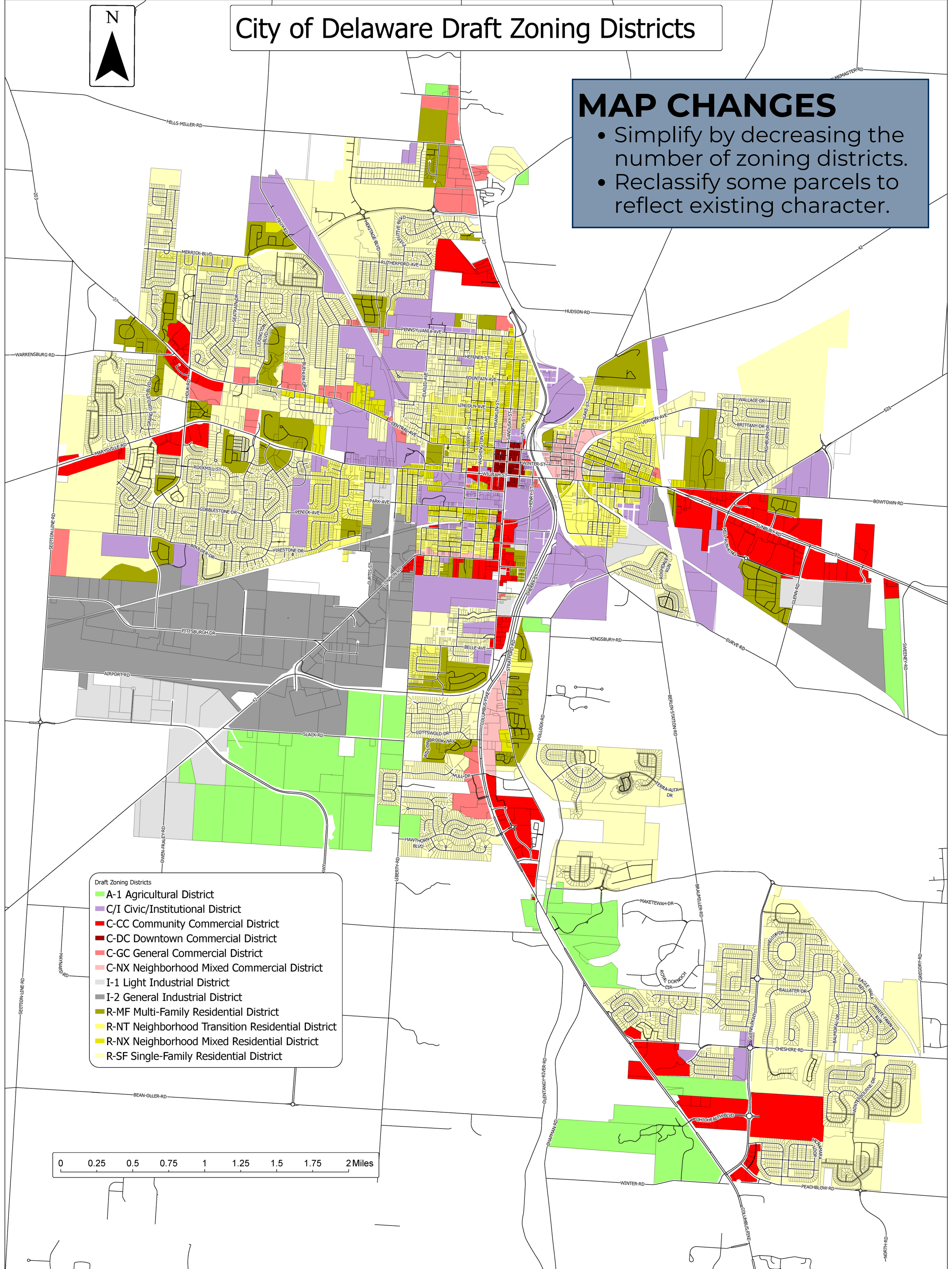
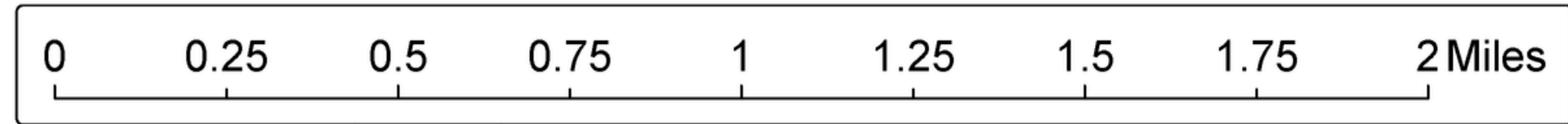
# City of Delaware Draft Zoning Districts



**MAP CHANGES**

- Simplify by decreasing the number of zoning districts.
- Reclassify some parcels to reflect existing character.

- Draft Zoning Districts
- A-1 Agricultural District
  - C/I Civic/Institutional District
  - C-CC Community Commercial District
  - C-DC Downtown Commercial District
  - C-GC General Commercial District
  - C-NX Neighborhood Mixed Commercial District
  - I-1 Light Industrial District
  - I-2 General Industrial District
  - R-MF Multi-Family Residential District
  - R-NT Neighborhood Transition Residential District
  - R-NX Neighborhood Mixed Residential District
  - R-SF Single-Family Residential District





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### RESIDENTIAL

- Decrease minimum lot dimensions to reflect existing development patterns and minimize existing non-conformities.
- Expand permitted uses to allow for two-, three-, and four-family dwelling units in select locations.
- Establish regulations to allow for low-impact commercial uses (i.e. coffee shop, book store) in select locations (along corridors like Sandusky Street and William Street where some pre-existing commercial uses currently exist).



### COMMERCIAL

- Decrease minimum lot dimensions to reflect 21st Century commercial development best practices and existing conditions.
- Clarify and expand permitted uses.
- Establish regulations to allow for residential uses in select locations (along corridors like Sandusky Street and London Road).



### INDUSTRIAL

- Expand permitted uses to reflect 21st Century industry.
- Create clear guidelines for outdoor storage to ensure safety and require screening from view.

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