

DELAWARE ZONING ORDINANCE UPDATE

Delaware • Ohio

project description

Delaware is a rapidly growing city of 25,000 located just north of Columbus. The city is experiencing tremendous growth pressures due to its close proximity to Ohio's capital and easy access to I-71. Delaware is also home to Ohio Wesleyan University, and features a well-preserved historic downtown with a variety of shops and restaurants.

D.B. Hartt was retained by the City of Delaware to comprehensively update the Zoning Ordinance. To gain a full understanding of the concerns with the existing Code, we conducted interviews with key stakeholders. A Zoning Code Review Committee was also established to provide guidance and feedback throughout the update process in a series of work sessions.

Specific code revisions included the addition of airport regulations and regulations for tree preservation. The sign regulations were substantially revised to clarify and streamline standards. The "town/gown" relationship was addressed, particularly with respect to parking issues and requirements. Changes throughout the Code were proposed to preserve the City's historic districts while also allowing new development to occur.

The new Zoning Code was developed and adopted in three phases, with the final revised Code adopted in its entirety in August 2001.

client

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project team

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project date

1998-2001



planning and development consultants