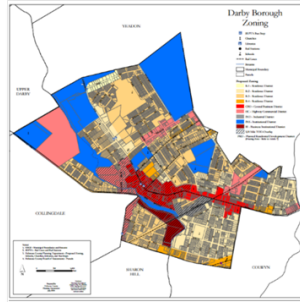


ZONING ORDINANCES

The zoning ordinance is a principal planning tool used to regulate land use and character of new development. A zoning ordinance is a legally enforceable code that derives its authority from the police power granted to local governments to protect the health, safety, and welfare of residents. It is one of the more important tools for implementing a comprehensive plan.

Zoning ordinances specify what land uses are allowed in specific locations or “districts” within a municipality and the density at which development may occur. The zoning map, which is part of the ordinance, is a reference that displays the specific location and extent of each of the zoning districts within the municipality.

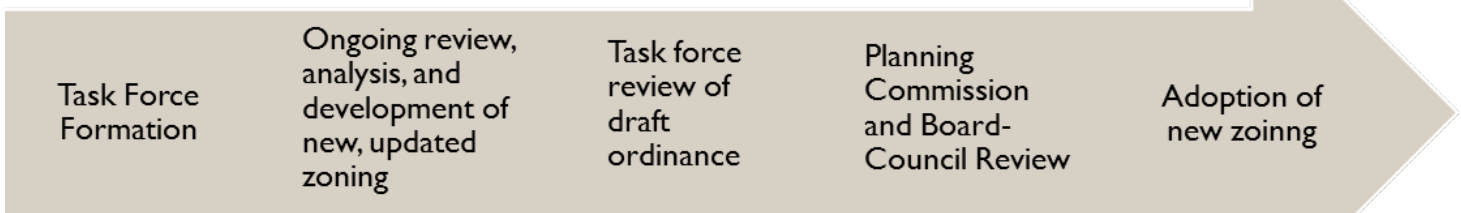


Why Update Your Zoning?

- Achieve community development objectives
- Employ latest zoning techniques
- Clarify definitions to simplify code use
- Accomodate current land use and development trends

When preparing a zoning ordinance, the Delaware County Planning Department works closely with municipalities to craft ordinances consistent with their communities’ objectives for land use and with development. Delaware County has assisted municipalities with complete rewrites of their zoning codes or with smaller, more focused efforts that revise specific sections of zoning in need of updating. The County is also able to prepare a joint municipal zoning ordinance between two or more communities, creating a larger zoning area for the distribution of land uses. Form-based zoning, a technique that emphasizes the regulation of the design and character of development, may also be utilized, particularly for older, historic municipalities.

Zoning Ordinance Update Process



Regional and state funding sources are available to support the development of your municipal zoning ordinance. The department is ready to assist your municipality in identifying and applying for funding to create new, updated zoning.

Zoning Regulates:

- Land use
- Height, size, and placements of buildings
- Size and shape of lots
- Parking and signs
- Accessory uses
- Special exceptions, conditional uses, variances
- Non-conforming uses
- Performance standards

Delaware County Project Examples:

- Chadds Ford Township (2017)
- Brookhaven Borough (2017)
- Lower Chichester Township (2017)
- Upland Borough (2012)