

Overview

Many high-traffic roads and thoroughfares across the region, referred to as “Activity Corridors” in Delaware County 2035, have experienced continuous vibrancy and economic development. As development is concentrated along these Activity Corridors, it is important for local communities to have zoning laws that support appropriate projects and enhance people’s desired experiences. The Model Zoning Ordinance for Activity Corridors serves as a guide for local communities to implement a contemporary zoning ordinance and understand the implications of various options within the zoning ordinance text. It includes model text that can be modified to maintain and enhance the unique development and design character of each Activity Corridor while supporting economic development.

Using the Model Ordinance

The provisions contained in the model zoning ordinance are designed to promote growth and development that will maintain and enhance Activity Corridors or support their revitalization, while preserving their existing scales and designs or building towards their community visions. The provisions address the design features that comprise the principal features of Activity Corridors. These features include mixed uses, preservation of historic structures, setbacks, appropriate building heights, access management, screening, streetscape enhancements, lighting, and other features discussed in Chapter 2.

The Model Zoning Ordinance may be adopted by any municipality in the County that contains an Activity Corridor as described in Delaware County 2035, or as defined by the township or borough. The provisions may be adopted in their entirety as a new zoning district or selectively incorporated into the existing municipal zoning district of an Activity Corridor.

Decision Points and Annotations

Activity Corridors, while reflecting common land use principles and design features, also differ in their sizes, scales, functions, and characters. The Model Zoning Ordinance recognizes these differences by providing annotations in the right-hand margins of the text that provide recommended variations in the model provision which are calibrated specifically to Growing Suburbs or Mature Neighborhoods. The annotations occur at key points in the model ordinance that are related to the design features in Section 2. Annotations noted as “decision points” reflect an opportunity for the community to customize the ordinance to fit its community character.

Section 1: Introduction

An overview of the Model Zoning Ordinance document.

Section 2: Design Features

Defines the basic design features that create the built environment.

Section 3: Annotated Model Ordinance

An annotated version of the model zoning ordinance.

Section 4: Editable Model Ordinance

An editable copy of the model ordinance for use by communities.

The annotated guide includes graphic illustrations of important concepts, including mixed-uses as shown below.

