



SPONSOR: Sen. Hansen & Rep. Heffernan  
Sens. Gay, Hoffner, Huxtable, Sokola, Townsend; Reps.  
Baumbach, K. Johnson, Lambert, S. Moore, Phillips

DELAWARE STATE SENATE  
152nd GENERAL ASSEMBLY

SENATE BILL NO. 237

AN ACT TO AMEND TITLES 9 AND 22 OF THE DELAWARE CODE RELATING TO COMPREHENSIVE PLANNING.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF DELAWARE:

1 Section 1. Amend § 2656(g), Chapter 26, Title 9 of the Delaware Code by making deletions as shown by strike  
2 through and insertions as shown by underline as follows and by redesignating accordingly:

3 § 2656. Required and optional elements of comprehensive plan; studies and surveys.

4 (g) The comprehensive plan shall include:

5 (1) A future land use plan element designating proposed future general distribution, location and extent of  
6 the uses of land for such activities as residential uses, commercial uses, industry, agriculture, recreation,  
7 conservation, education, public buildings and grounds, other public facilities and other categories of the public and  
8 private uses of land. The plan shall include standards to be followed in the control and distribution of population  
9 densities and building and structure intensities. The proposed distribution, location and extent of the various  
10 categories of land use shall be shown on a land use map or map series which shall be supplemented by goals,  
11 policies and measurable objectives. Each land use category shall be defined in terms of the types of uses included  
12 and standards for the density or intensity of use. The future land use plan shall be based upon surveys, studies and  
13 data regarding the area, including the amount of land required to accommodate anticipated growth, the projected  
14 population of the area, the character of undeveloped land and the availability of public services. The future land  
15 use plan may designate areas for future planned development use involving combinations of types of uses for  
16 which special regulations may be necessary to ensure development in accord with the principles and standards of  
17 the comprehensive plan and this subchapter. The land use maps or map series shall generally identify and depict  
18 historic district boundaries and shall designate historically significant properties meriting protection. Population,  
19 demographic, environmental and economic data and projections used to determine present conditions, future land  
20 use and public facility requirements shall be developed in conjunction with the State and municipalities, and shall,  
21 as a minimum, consistent with projections officially adopted by the Delaware Population Consortium. The sources  
22 and assumptions used to develop such projections shall be clearly identified.

23 a. The future land use plan must reflect strategies which consider community resiliency and  
24 reduce the vulnerability of property, agriculture, infrastructure, and cultural and natural resources to the  
25 impacts of climate change, including sea level rise, changes in rainfall patterns, and extreme weather  
26 events. The strategies must be informed by the Delaware Climate Action Plan and Implementation  
27 Reports as amended and in consultation with the Office of State Planning and Coordination.

28 (2) A mobility element which is consistent with the approved Area-wide Transportation Plan and has  
29 been developed in conjunction with the Department of Transportation. The mobility element shall provide a  
30 balanced transportation system addressing the movement of people and goods while showing existing and  
31 proposed rights-of-way, sidewalks, bikeways, walking trails, rail facilities, terminals and related facilities. The  
32 mobility element shall include recommendations for land use regulations that promote a range of sustainable  
33 transportation choices and consider alternatives to auto-centric development patterns, including transit services,  
34 where applicable for future transportation needs. The mobility element shall be consistent with the State  
35 Implementation Plan (SIP) for air quality attainment and consider the designated evacuation routes as set forth by  
36 the appropriate state agencies.

37 (3) A water and sewer element correlated to principles and guidelines for future land use, indicating ways  
38 to provide for future potable water, and wastewater disposal for the area. County Council, in conjunction with the  
39 State, shall assess their current, as well as projected, water needs and sources. The element shall describe the  
40 problems and needs and the general facilities that will be required for solution of the problems and needs. The  
41 water and sewer element shall be developed in consultation with and reviewed by the Department of Natural  
42 Resources and Environmental Control. The water and sewer element shall include an assessment of fiscal  
43 considerations and shall be consistent with approved area-wide wastewater treatment Plans.

44 (4) A conservation element for the conservation, restoration where appropriate, use and protection of  
45 natural resources in the area and which results in the identification of these resources. At a minimum, the element  
46 shall consist of such natural area classifications as wetlands, ~~wood uplands~~ forests, uplands, habitat areas, and  
47 wildlife corridors, geological areas, hydrological areas, floodplains, aquifer recharge areas, ocean beaches, soils  
48 and slopes. The land use map or map series contained in the future land use element shall generally identify and  
49 depict natural areas classifications, such as those enumerated in this section. The land uses identified on said maps  
50 shall be consistent with applicable state laws and regulations. Identification and depiction of the above shall be  
51 based on the best topographic maps and other information available from state and federal agencies or other  
52 sources that the County deems appropriate. The conservation element shall also consider areas most suited for

53 agricultural uses, ~~silva~~silvicultural uses and watershed protection. The conservation element shall be  
54 developed in consultation with and reviewed by the Department of Agriculture and the Department of Natural  
55 Resources and Environmental Control.

56 (5) A recreation and open space element indicating a comprehensive system of public and private sites for  
57 recreation including, but not limited to, nature preserves, parks and playgrounds, parkways, water bodies including  
58 beaches and public access to beaches, open spaces and other recreational facilities. A county recreation and open  
59 space plan is acceptable in lieu of a recreation and open space element. The recreation and open space element  
60 shall be consistent with the comprehensive land use plan. The element shall be developed in consultation with and  
61 reviewed by the Department of Natural Resources and Environmental Control and shall reflect the State's open  
62 space preservation and outdoor recreation planning activities.

63 (6) A housing element that is consistent with county housing plans, standards and principles. Such  
64 housing plans shall be in accordance with state and federal rules and regulations and the housing plan or housing  
65 element of the comprehensive plan shall include the following:

66 a. The provision of housing for existing residents and the anticipated growth of the area.

67 Anticipated growth scenarios must be in conformance with the strategies reflected in the future land use  
68 plan and encourage development of new housing growth away from areas vulnerable to inland and  
69 coastal flooding.

70 b. The elimination of substandard dwelling conditions.

71 c. The structural and aesthetic improvement of existing housing.

72 d. The provision of adequate sites for future housing, including housing for low-income and  
73 moderate-income families, group home facilities and foster care facilities, with supporting infrastructure  
74 and public facilities.

75 e. Provision for relocation housing and identification of historically significant and other housing  
76 for purposes of conservation, rehabilitation or replacement.

77 f. The formulation of housing implementation programs.

78 g. Demonstrated coordination with the State Housing Authority including, but not limited to,  
79 guidelines to insure that sites for publicly assisted housing are located where adequate transportation  
80 opportunities, health and social services and other community services are available.

81 Section 2. Amend § 4956(g), Chapter 49, Title 9 of the Delaware Code by making deletions as shown by strike  
82 through and insertions as shown by underline as follows and by redesignating accordingly:

83 § 4956. Required and optional elements of comprehensive plan; studies and surveys.

84 (g) The comprehensive plan shall include:

85 (1) A future land use plan element designating proposed future general distribution, location and extent of  
86 the uses of land for such activities as residential uses, commercial uses, industry, agriculture, recreation,  
87 conservation, education, public buildings and grounds, other public facilities and other categories of the public and  
88 private uses of land. The plan shall include standards to be followed in the control and distribution of population  
89 densities and building and structure intensities. The proposed distribution, location and extent of the various  
90 categories of land use shall be shown on a land use map or map series which shall be supplemented by goals,  
91 policies and measurable objectives. Each land use category shall be defined in terms of the types of uses included  
92 and standards for the density or intensity of use. The future land use plan shall be based upon surveys, studies and  
93 data regarding the area, including the amount of land required to accommodate anticipated growth, the projected  
94 population of the area, the character of undeveloped land and the availability of public services. The future land  
95 use plan may designate areas for future planned development use involving combinations of types of uses for  
96 which special regulations may be necessary to ensure development in accord with the principles and standards of  
97 the comprehensive plan and this subchapter. The land use maps or map series shall generally identify and depict  
98 historic district boundaries and shall designate historically significant properties meriting protection. Population,  
99 demographic, environmental, ~~oil~~ and economic data and projections used to determine present conditions, future  
100 land use and public facility requirements shall be developed in conjunction with the State and municipalities, and  
101 shall, as a minimum, be consistent with projections officially adopted by the Delaware Population Consortium.  
102 The sources and assumptions used to develop such projections shall be clearly identified.

103 a. The future land use plan must reflect strategies which consider community resiliency and  
104 reduce the vulnerability of property, agriculture, infrastructure, and cultural and natural resources to the  
105 impacts of climate change, including sea level rise, changes in rainfall patterns, and extreme weather  
106 events. The strategies must be informed by the Delaware Climate Action Plan and Implementation  
107 Reports as amended and in consultation with the Office of State Planning and Coordination.

108 (2) A mobility element which is consistent with the approved Area-wide Transportation Plan and has  
109 been developed in conjunction with the Department of Transportation. The mobility element shall provide a  
110 balanced transportation system addressing the movement of people and goods while showing existing and  
111 proposed rights-of-way, sidewalks, bikeways, walking trails, rail facilities, terminals and related facilities. The  
112 mobility element shall include recommendations for land use regulations that promote a range of sustainable

113 transportation choices and consider alternatives to auto-centric development patterns, including transit services,  
114 where applicable for future transportation needs. The mobility element shall be consistent with the State  
115 Implementation Plan (SIP) for air quality attainment and consider the designated evacuation routes as set forth by  
116 the appropriate state agencies.

117 (3) A water and sewer element correlated to principles and guidelines for future land use, indicating ways  
118 to provide for future potable water, and wastewater disposal for the area. County government, in conjunction with  
119 the State, shall assess their current, as well as projected, water needs and sources. The element shall describe the  
120 problems and needs and the general facilities that will be required for solution of the problems and needs. The  
121 water and sewer element shall be developed in consultation with and reviewed by the Department of Natural  
122 Resources and Environmental Control. The water and sewer element shall include an assessment of fiscal  
123 considerations and shall be consistent with approved area-wide wastewater treatment Plans.

124 (4) A conservation element for the conservation, restoration where appropriate, use and protection of  
125 natural resources in the area and which results in the identification of these resources. At a minimum, the element  
126 shall consist of such natural area classifications as wetlands, ~~wood-uplands~~ forests, uplands, habitat areas, and  
127 wildlife corridors, geological areas, hydrological areas, floodplains, aquifer recharge areas, ocean beaches, soils  
128 and slopes. The land use map or map series contained in the future land use element shall generally identify and  
129 depict natural areas classifications, such as those enumerated in this section. The land uses identified on said maps  
130 shall be consistent with applicable state laws and regulations. Identification and depiction of the above shall be  
131 based on the best topographic maps and other information available from state and federal agencies or other  
132 sources that the County deems appropriate. The conservation element shall also consider areas most suited for  
133 agricultural uses, ~~silva-cultural~~ silvicultural uses and watershed protection. The conservation element shall be  
134 developed in consultation with and reviewed by the Department of Agriculture and the Department of Natural  
135 Resources and Environmental Control.

136 (5) A recreation and open space element indicating a comprehensive system of public and private sites for  
137 recreation including, but not limited to, nature preserves, parks and playgrounds, parkways, water bodies including  
138 beaches and public access to beaches, open spaces and other recreational facilities. A county recreation and open  
139 space plan is acceptable in lieu of a recreation and open space element. The recreation and open space element  
140 shall be consistent with the Comprehensive Land Use Plan. The element shall be developed in consultation with  
141 and reviewed by the Department of Natural Resources and Environmental Control and shall reflect the State's  
142 open space preservation and outdoor recreation planning activities.

143 (6) A housing element that is consistent with county housing plans, standards and principles. Such  
144 housing plans shall be in accordance with state and federal rules and regulations and the housing plan or housing  
145 element of the comprehensive plan shall include the following:

146 a. The provision of housing for existing residents and the anticipated growth of the area.  
147 Anticipated growth scenarios must be in conformance with the strategies reflected in the future land use  
148 plan and encourage development of new housing growth away from areas vulnerable to inland and  
149 coastal flooding.

150 b. The elimination of substandard dwelling conditions.

151 c. The structural and aesthetic improvement of existing housing.

152 d. The provision of adequate sites for future housing, including housing for low-income and  
153 moderate-income families, group home facilities and foster care facilities, with supporting infrastructure  
154 and public facilities.

155 e. Provision for relocation housing and identification of historically significant and other housing  
156 for purposes of conservation, rehabilitation or replacement.

157 f. The formulation of housing implementation programs.

158 g. Demonstrated coordination with the State Housing Authority including, but not limited to,  
159 guidelines to insure that sites for publicly assisted housing are located where adequate transportation  
160 opportunities, health and social services and other community services are available.

161 Section 3. Amend § 6956(g), Chapter 69, Title 9 of the Delaware Code by making deletions as shown by strike  
162 through and insertions as shown by underline as follows and by redesignating accordingly:

163 § 6956. Required and optional elements of comprehensive plan; studies and surveys.

164 (g) The comprehensive plan shall include:

165 (1) A future land use plan element designating proposed future general distribution, location and extent of  
166 the uses of land for such activities as residential uses, commercial uses, industry, agriculture, recreation,  
167 conservation, education, public buildings and grounds, other public facilities and other categories of the public and  
168 private uses of land. The plan shall include standards to be followed in the control and distribution of population  
169 densities and building and structure intensities. The proposed distribution, location and extent of the various  
170 categories of land use shall be shown on a land use map or map series which shall be supplemented by goals,  
171 policies and measurable objectives. Each land use category shall be defined in terms of the types of uses included  
172 and standards for the density or intensity of use. The future land use plan shall be based upon surveys, studies and

173 data regarding the area, including the amount of land required to accommodate anticipated growth, the projected  
174 population of the area, the character of undeveloped land and the availability of public services. The future land  
175 use plan may designate areas for future planned development use involving combinations of types of uses for  
176 which special regulations may be necessary to ensure development in accord with the principles and standards of  
177 the comprehensive plan and this subchapter. The land use maps or map series shall generally identify and depict  
178 historic district boundaries and shall designate historically significant properties meriting protection. Population,  
179 demographic, environmental and economic data and projections used to determine present conditions, future land  
180 use and public facility requirements shall be developed in conjunction with the State and municipalities, and shall,  
181 as a minimum, be based on [consistent with] projections officially adopted by the Delaware Population  
182 Consortium. The sources and assumptions used to develop such projections shall be clearly identified.

183 a. The future land use plan must reflect strategies which consider community resiliency and  
184 reduce the vulnerability of property, agriculture, infrastructure, and cultural and natural resources to the  
185 impacts of climate change, including sea level rise, changes in rainfall patterns, and extreme weather  
186 events. The strategies must be informed by the Delaware Climate Action Plan and Implementation  
187 Reports as amended and in consultation with the Office of State Planning and Coordination.

188 (2) A mobility element which is consistent with the approved Area-wide Transportation Plan and has  
189 been developed in conjunction with the Department of Transportation. The mobility element shall provide a  
190 balanced transportation system addressing the movement of people and goods while showing existing and  
191 proposed rights-of-way, sidewalks, bikeways, walking trails, rail facilities, terminals and related facilities. The  
192 mobility element shall include recommendations for land use regulations that promote a range of sustainable  
193 transportation choices and consider alternatives to auto-centric development patterns, including transit services,  
194 where applicable for future transportation needs. The mobility element shall be consistent with the State  
195 Implementation Plan (SIP) for air quality attainment and consider the designated evacuation routes as set forth by  
196 the appropriate state agencies.

197 (3) A water and sewer element correlated to principles and guidelines for future land use, indicating ways  
198 to provide for future potable water, and wastewater disposal for the area. County government, in conjunction with  
199 the State, shall assess their current, as well as projected, water needs and sources. The element shall describe the  
200 problems and needs and the general facilities that will be required for solution of the problems and needs. The  
201 water and sewer element shall be developed in consultation with and reviewed by the Department of Natural

202 Resources and Environmental Control. The water and sewer element shall include an assessment of fiscal  
203 considerations and shall be consistent with approved Area-wide Wastewater Treatment Plans.

204 (4) A conservation element for the conservation, restoration where appropriate, use and protection of  
205 natural resources in the area and which results in the identification of these resources. At a minimum, the element  
206 shall consist of such natural area classifications as wetlands, ~~wood-lands~~ forests, uplands, habitat areas, and  
207 wildlife corridors, geological areas, hydrological areas, floodplains, aquifer recharge areas, ocean beaches, soils  
208 and slopes. The land use map or map series contained in the future land use element shall generally identify and  
209 depict natural areas classifications, such as those enumerated in this section. The land uses identified on said maps  
210 shall be consistent with applicable state laws and regulations. Identification and depiction of the above shall be  
211 based on the best topographic maps and other information available from state and federal agencies or other  
212 sources that the County deems appropriate. The conservation element shall also consider areas most suited for  
213 agricultural uses, ~~silva-cultural~~ silvicultural uses and watershed protection. The conservation element shall be  
214 developed in consultation with and reviewed by the Department of Agriculture and the Department of Natural  
215 Resources and Environmental Control.

216 (5) A recreation and open space element indicating a comprehensive system of public and private sites for  
217 recreation including, but not limited to, nature preserves, parks and playgrounds, parkways, water bodies including  
218 beaches and public access to beaches, open spaces and other recreational facilities. A county recreation and open  
219 space plan is acceptable in lieu of a recreation and open space element. The recreation and open space element  
220 shall be consistent with the Comprehensive Land Use Plan. The element shall be developed in consultation with  
221 and reviewed by the Department of Natural Resources and Environmental Control and shall reflect the State's  
222 open space preservation and outdoor recreation planning activities.

223 (6) A housing element that is consistent with county housing plans, standards and principles. Such  
224 housing plans shall be in accordance with state and federal rules and regulations and the housing plan or housing  
225 element of the comprehensive plan shall include the following:

- 226 a. The provision of housing for existing residents and the anticipated growth of the area.  
227 Anticipated growth scenarios must be in conformance with the strategies reflected in the future land use  
228 plan and encourage development of new housing growth away from areas vulnerable to inland and  
229 coastal flooding.
- 230 b. The elimination of substandard dwelling conditions.
- 231 c. The structural and aesthetic improvement of existing housing.

- 232 d. The provision of adequate sites for future housing, including housing for low-income and  
233 moderate-income families, group home facilities and foster care facilities, with supporting infrastructure  
234 and public facilities.
- 235 e. Provision for relocation housing and identification of historically significant and other housing  
236 for purposes of conservation, rehabilitation or replacement.
- 237 f. The formulation of housing implementation programs.
- 238 g. Demonstrated coordination with the State Housing Authority including, but not limited to,  
239 guidelines to insure that sites for publicly assisted housing are located where adequate transportation  
240 opportunities, health and social services and other community services are available.

241 Section 4. Amend § 702, Chapter 7, Title 22 of the Delaware Code by making deletions as shown by strike  
242 through and insertions as shown by underline as follows:

243 § 702 Comprehensive development plan.

244 (b) Comprehensive plan means a document in text and maps, containing at a minimum, a municipal development  
245 strategy setting forth the jurisdiction's position on population and housing growth within the jurisdiction, expansion of its  
246 boundaries, development of adjacent areas, redevelopment potential, community character, and the general uses of land  
247 within the community, and critical community development and infrastructure issues. The comprehensive planning process  
248 shall demonstrate coordination with other municipalities, the county and the State during plan preparation. The  
249 comprehensive plan for municipalities of greater than 2,000 population shall also contain, as appropriate to the size and  
250 character of the jurisdiction, a description of the physical, demographic and economic conditions of the jurisdiction; as well  
251 as policies, statements, goals and planning components for public and private uses of land, transportation, economic  
252 development, affordable housing, community facilities, open spaces and recreation, protection of sensitive areas, climate  
253 change and resiliency, community design, adequate water and wastewater systems, protection of historic and cultural  
254 resources, annexation and such other elements which in accordance with present and future needs, in the judgment of the  
255 municipality, best promotes the health, safety, prosperity and general public welfare of the jurisdiction's residents.

256 Section 5. This Act takes effect on November 15, 2026.

#### SYNOPSIS

This Act amends the provisions in Title 9 of the Delaware Code relating to the county comprehensive plans for Sussex, Kent, and New Castle Counties, and Title 22 of the Delaware Code relating to municipal comprehensive plans for municipalities with populations greater than 2,000, to require that their comprehensive plans increase community resiliency and address the impacts of climate change.

The Delaware Code provisions regarding county comprehensive plans are being amended to require that future land use plans reflect strategies that consider community resiliency and reduce the vulnerability of property, agriculture, infrastructure, and cultural and natural resources from the impacts of climate change, including extreme weather events, and

that those strategies be informed by the Delaware Climate Action Plan and Implementation Plans as amended, and in consultation with the Office of State Planning and Coordination. The new provisions add “walking trails” to the mobility element to be considered, and require that consideration be given to alternatives to auto-centric development patterns, including transit services. County comprehensive plans must be consistent with the State Implementation Plan and consider designated State evacuation routes. The county comprehensive plans must also consider forests, habitat areas, and wildlife corridors. The housing element for county comprehensive plans must consider anticipated growth areas and be in conformance with the strategies reflected in future land use plans and encourage the development of new housing growth away from areas vulnerable to inland and coastal flooding.

This Act will not take effect until November 15, 2026.

Author: Senator Hansen