

# **SJR8 Zoning & Land Use Reform Pilot Program**

**Delaware State Housing Authority**

**March 5, 2026**



# Purpose

Provide technical assistance to local governments to improve zoning and land use, with the goals of:

- Encouraging a greater variety of housing types
- Promoting compact, mixed-use development
- Addressing housing affordability



# Zoning & Land Use Reform Options

Allowing **accessory dwelling units** and/or **“missing middle” housing** types as a permitted use in residential zones

Allowing **manufactured/modular** homes where single-family detached homes are permitted

Creating **pre-reviewed design plans** for “missing middle” housing types

**Increasing allowable density** for housing by reducing minimum lot sizes and bulk standards to promote the development of compact housing

**Increasing building heights** for **multifamily** housing and **mixed-use developments**

Establishing an **inclusionary zoning program** to address affordable and workforce housing needs

Allowing higher density, **mixed-use with residential in commercial zones** or employment centers

**Reduce parking requirements** in areas zoned for residential and mixed-use

# Missing Middle Housing



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# Increased Density



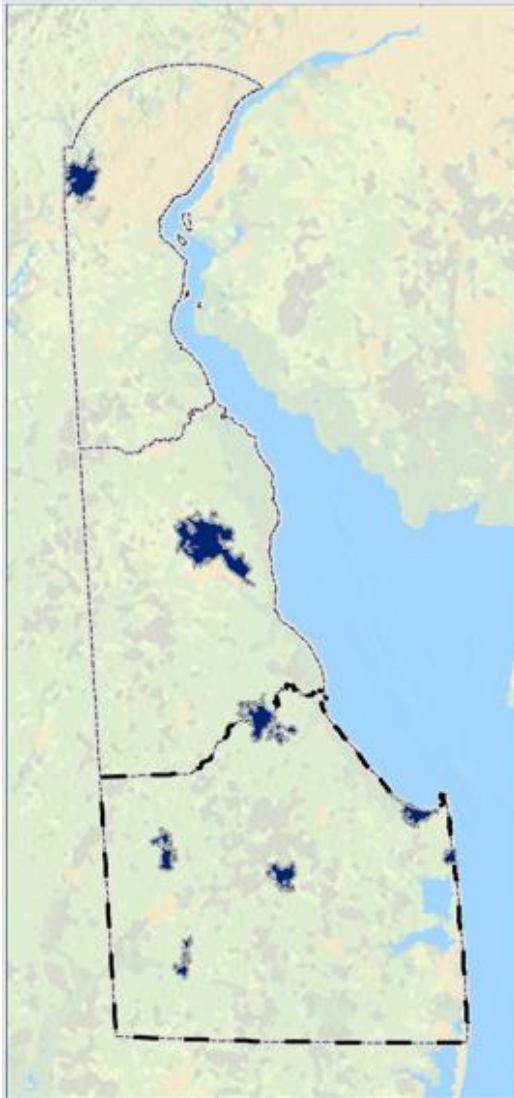
# Pre-Reviewed Design Plans



**ACCESSORY DWELLING UNIT DESIGN MANUAL &  
STOCK ADU PLANS**



# Participating Local Gov'ts



- Bridgeville
- Dover
- Georgetown
- Laurel
- Lewes
- Milford
- Newark
- Rehoboth Beach
- Sussex County

# Selected Consultants



# Next Steps

- Local gov't/consultant kickoff meetings
- Stay tuned to DSHA via social media, our website, and our newsletter



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