



Department of Land Use

FAQ

Code Reference: 40.31.320(F) and 40.31.340(B)



What are those yellow signs I see?

Any property that is the subject of a development plan or is scheduled for public hearing before the Board of Adjustment, Planning Board, Resource Protection Area Technical Advisory Committee, Historic Review Board or Design Review Advisory Committee must post a sign. The signs are 4 feet by 4 feet (unless it is a residential application to the Board of Adjustment) and are posted on each right-of-way adjacent to the subject property. The Board of Adjustment signs are much smaller and are posted by the Department of Land Use.

What information must be on the sign?

Properties that are the subject of major or minor development plans must depict the proposed lot configuration for residential applications or building footprint, square footage, paving and landscaping for non-residential applications. The application number, applicant's name and phone number, Department of Land Use phone number, name of the plan, parcel number(s) and type of application must be shown on the sign. Once a public hearing is scheduled (at least 10 days before the hearing) a sign must also advertise the date, time, location and hearing board.

How can I learn more about the application?

There are several ways you can learn more about the application that is the subject of the yellow sign. Since the sign includes the applicant's telephone

number, you may contact the applicant directly. Using the application number or project name, you can log onto the Department of Land Use website at www.nccdelu.org, select Development & Planning from the menu at the left side of the page, then select Project Lookup on the left-hand menu. Enter the number or name where indicated and information about the proposal will be displayed. Finally, you may contact the Department of Land Use by e-mailing LandUse@nccde.org or call (302) 395-5400. If you have made a note of the application number or project name, it will help our staff to quickly locate the person most knowledgeable about the particular project.

All plans currently under review are in a listing on the website. From the Development & Planning page, simply select "Active Plans" from the left-hand menu. The plans are sorted by County Council District, then by application number reading from lowest to highest number

What if I can't read the sign or it is dangerous to pull over?

If you are unable to read the information on the sign, take careful note of the location. Our staff can usually determine which project you are referring to if you have specific information about its location (e.g., northwest corner of Route 5 and Route 6, next to Neighborhood Apartments.)

If the sign appears to be located such that it is generally obscured from view on the roadway, please call us at (302) 395-5400. We will check to determine if there is a better location for the applicant to use.

When should the sign be removed?

Once a project is recorded, expires or is withdrawn, the yellow signs must be removed within 10 days.