

Frequently Asked Questions

Q. Will this Overlay change the zoning of my property?

A. No, the current underlying zoning will continue to exist. The Overlay only applies if the property owner chooses to enact the Overlay option.

Q. Will this Overlay change the use of my property?

A. No, current uses can continue under the current zoning requirements.

Q. Will this Overlay affect my property valuation if I include my land?

A. Per the Delaware County Auditor's Office, "Simply including the property in the Overlay district does not affect the valuation of the property. The valuation of the property would change if the property were sold for commercial development and the sale price of the property for commercial development was higher than its current valuation as a residential property."

Q. Can I add or remove my property from this Overlay area?

A. Yes, the time to add or remove properties is during the rezoning process.

Q. Why is this effort being undertaken?

A. Berlin Township, Delaware County, and the Delaware County Finance Authority are trying to reposition land for professional office, medical, commercial, light industrial, and commercial residential uses to stabilize and bolster the local tax base, lighten the burden on the local school district due to residential development, and guide responsible development within Berlin Township.

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