

Community Character

Goal: Development and redevelopment in Southern New Castle County are compatible with, and enhance, the existing community character, including historic properties and design features, the scale of development, and presence of farmland and open space.

Where We Want To Be (Objectives)

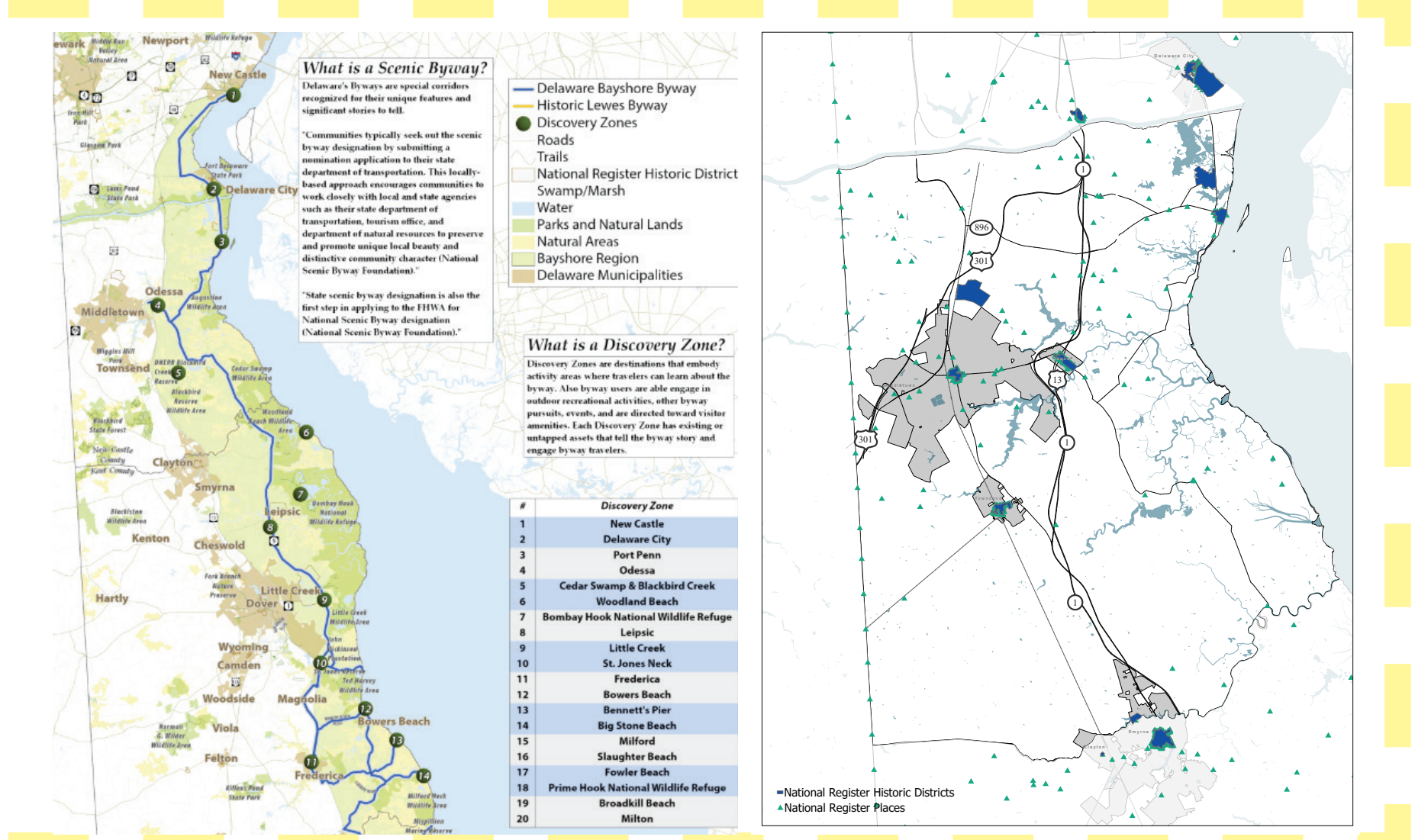
Objective: Preservation of rural/small-town/historical character

Objective: Denser, more walkable development with mixed use

Objective: More opportunities for family-oriented cultural attractions, entertainment, recreation

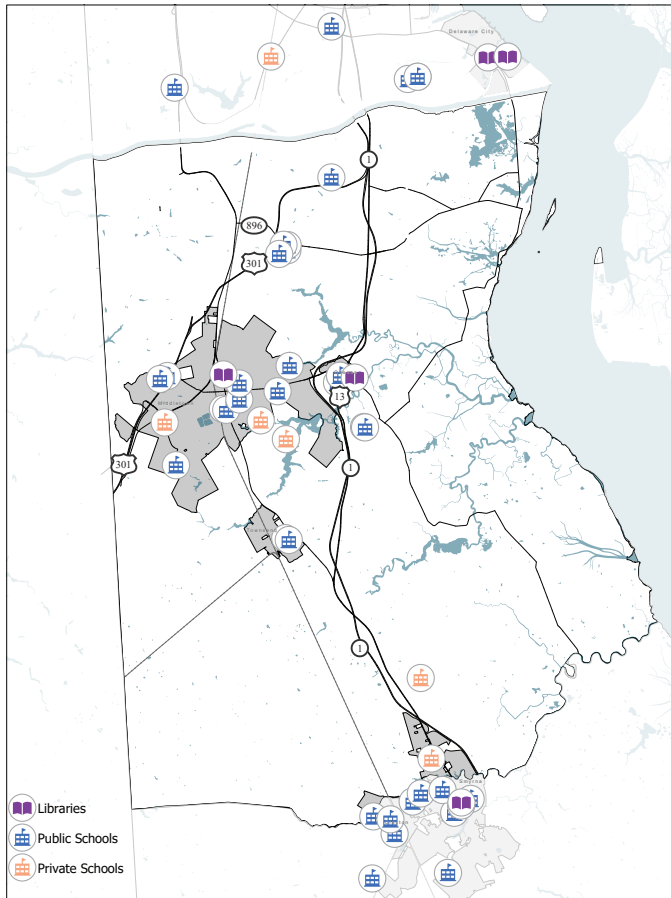
Where We Are (Current Conditions)

- Many protected historic sites.
- Designation of scenic byways.
- Protected environmental and agricultural areas.



- Whitehall and Bayberry developments incorporate a mix of residential, recreational, and commercial uses, in a walkable setting, with a variety of densities.

- Cultural and entertainment attractions available, but concentrated within and near Middletown.
- A new 27,000 square foot County library and innovation center will be constructed at the intersection of Main Street and Catherine Street in Middletown.



How To Get To Where We Want To Be (Preliminary Recommendations)

- Reduce area planned for future sewer service.
- Encourage the creation of relatively dense village centers in unincorporated areas, to allow centralized population that can support more cultural attractions, while preserving the existing small-town/rural/historic character.