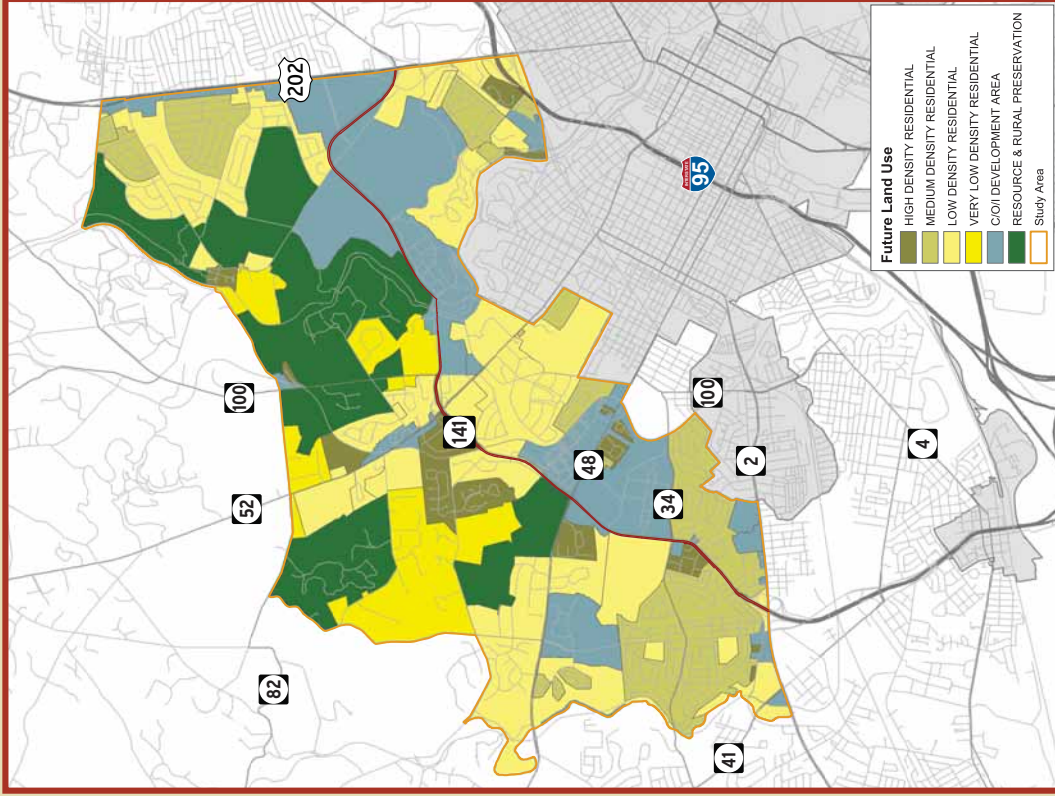


Study Area Land Use Plan



New Castle County Comprehensive Plan Future Land Use Categories

The New Castle County 2012 Comprehensive Plan Update identifies eight different categories of future land use (see table below). In the SR 141 study area, most of the land area is planned to remain as Low Density Residential, Very Low Density Residential, or Resource and Rural Preservation Areas. The focus of potential land use changes in the study area is the areas designated as Commercial / Office / Industrial Development Areas. In general, the Future Land Use designations are consistent with the existing land uses, with a few notable exceptions such as the DuPont Country Club golf course south of Rockland Road.

Future Land Use Category	Types of development allowed	Study area examples
High Density Residential	Multifamily development with attached dwelling units typically in multi-story	Rockland Mill properties, Greenville Retirement
Medium Density Residential	Townhouse and garden style apartments, single-family detached homes on smaller lots	Sharpley (Section 1), Greenville Place, Greenville on 141 apartments
Low Density Residential	Single-family detached homes on larger lots	Edenridge, Westover Hills
Very Low Density Residential	Estate housing	Breideblik
Heavy Industrial	Heavy industries typically reliant on freight access to rail or water	None in the study area
Commercial/Office/Industrial Development Area	Redevelopment of existing properties to allow commercial development (potentially to include some retail and industrial); residential may be allowed depending on specific zoning district requirements.	DuPont Country Club (portion south of Rockland Road), DuPont Experimental Station, Wanamakers site, Greenville commercial area
New Community Development Area	New residential and commercial development on greenfield properties	None in the study area; this land use type is only planned for certain areas south of the Chesapeake and Delaware Canal
Resource and Rural Preservation	Very limited/restrictive. Includes parklands and other public and private properties with strong legal restrictions limiting development	Brandywine Creek State Park, DuPont Country Club (portion north of Rockland Road), Hagley Museum, much of Chateau Country

Process Step 1: Future Land Use Plan

Land Use Plan

Zoning

Plan Approval

