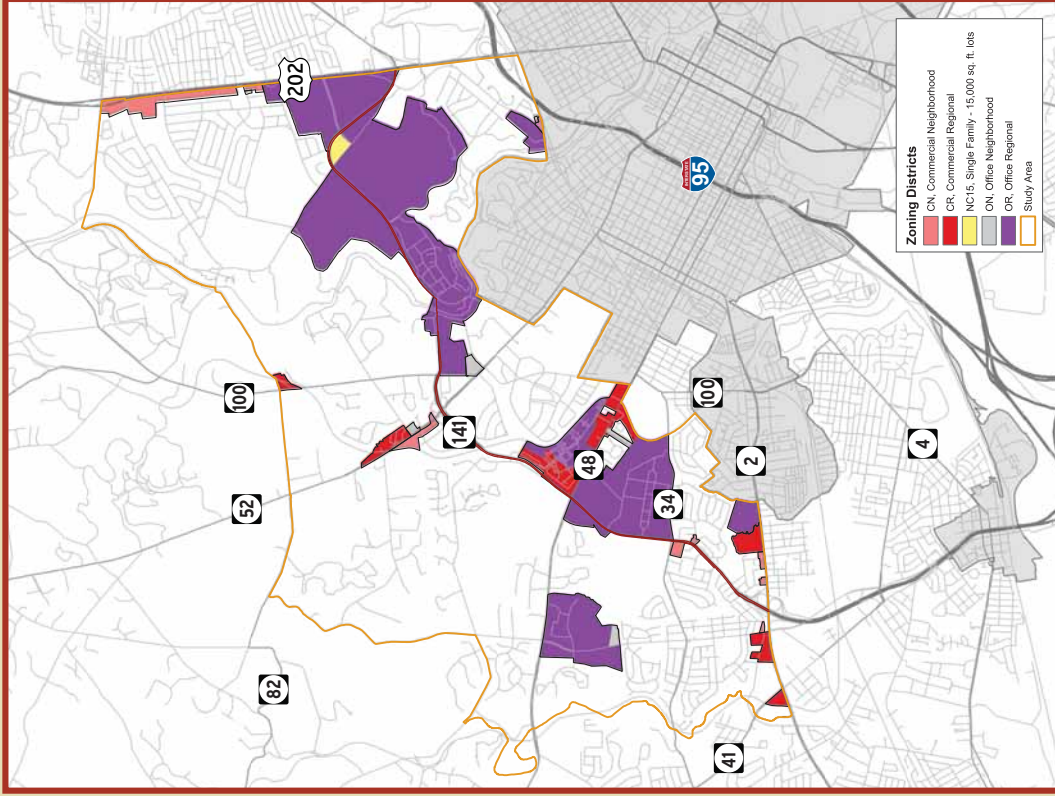


Study Area Zoning



The New Castle County Unified Development Code (UDC) includes a variety of zoning districts that determine the type and amount of development that can be built within each zoning district.

The SR 141 Plan will focus on the portions of the study area where the County categorizes future land use as a Commercial/Office/Industrial Development Area. As shown in the map and table below, there are five zoning districts that apply to these portions of the study area. While the study team does not propose to consider land use changes for the remaining, more established land uses, we do expect to consider certain design guidelines, such as those being developed for the Brandywine and Red Clay Creek valleys.

Zoning Districts	Types of development allowed	Study area examples
Office Regional	Regional employment centers; primarily office and supporting uses; interior roadways and transit stops	Astra/Zeneca, J.P. Morgan Chase sites, A. I. duPont Institute, Experimental Station, MBNA America, Barley Mill Plaza (east side), Chestnut Run, Little Falls Centre (I and II), Veterans Hospital
Office Neighborhood	Professional and administrative offices in a setting compatible with adjacent residential zones.	3711 Kennett Pike, 2700 Centreville Road
Commercial Regional	Community and regional commercial services, may include residential; interior roadways and transit stops	Greenville Crossing, Greenville Center, Barley Mill Plaza (west side), Elsemere Shopping Center, Greenbank Shopping Center
Commercial Neighborhood	Commercial uses designed to serve adjacent neighborhoods with design features compatible with those neighborhoods and smaller parcels limiting strip development potential	Greenville Station Shopping Center, Chestnut Run Shopping Center, White Clay Shopping Center
Neighborhood Conservation District (NC15)	Single-family detached residential dwelling units - minimum 15,000 SF lot size	Carillon Crossing



Process Step 2: Zoning



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