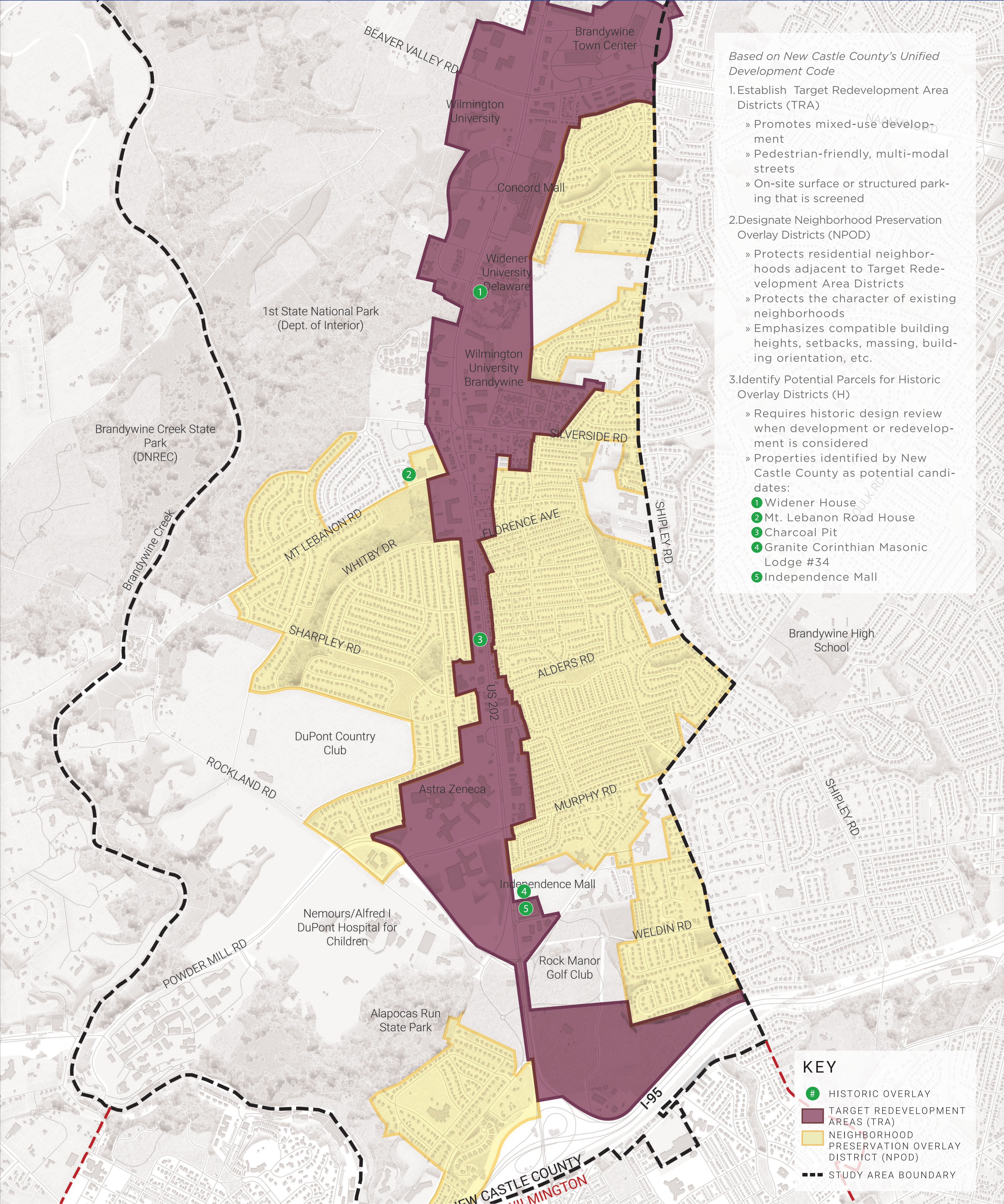


ZONING RECOMMENDATIONS- DRAFT



Based on New Castle County's Unified Development Code

1. Establish Target Redevelopment Area Districts (TRA)

- » Promotes mixed-use development
- » Pedestrian-friendly, multi-modal streets
- » On-site surface or structured parking that is screened

2. Designate Neighborhood Preservation Overlay Districts (NPOD)

- » Protects residential neighborhoods adjacent to Target Redevelopment Area Districts
- » Protects the character of existing neighborhoods
- » Emphasizes compatible building heights, setbacks, massing, building orientation, etc.

3. Identify Potential Parcels for Historic Overlay Districts (H)

- » Requires historic design review when development or redevelopment is considered
- » Properties identified by New Castle County as potential candidates:

- 1 Widener House
- 2 Mt. Lebanon Road House
- 3 Charcoal Pit
- 4 Granite Corinthian Masonic Lodge #34
- 5 Independence Mall

KEY

- # HISTORIC OVERLAY
- TARGET REDEVELOPMENT AREAS (TRA)
- NEIGHBORHOOD PRESERVATION OVERLAY DISTRICT (NPOD)
- STUDY AREA BOUNDARY