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:
     - Widener House
     - Mt. Lebanon Road House
     - Charcoal Pit
     - Granite Corinthian Masonic Lodge #34
     - Independence Mall

KEY

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