

Commercial Areas

Map 2-3











New Jersey

New Castle County

Maryland

Sussex County

Legend

-  Railroad
-  Roads
-  Growth Zone
-  Water Bodies
-  Municipalities
- Potential Commercial Areas**
-  Highway Commercial
-  Neighborhood Commercial
- Existing Zoning**
-  BG
-  BN
-  OC



General commercial areas identify a needed service to the surrounding area. The acreages given are a guide to what additional commercial ground is needed to serve this area.

- Highway Commercial**
- Uses include wholesale and retail sales, restaurants, specialty shops, services, grocery, personal and business services, civic uses (i.e. libraries and fire stations) and office space.
 - Large shopping centers over 100,000 square feet should be located in proximity to principal arterial and major collectors.
 - Typically between 5 and 1.5 miles in length and will be located along roadway classified as arterials and collectors.
 - These areas create a sense of place and destination for existing and new neighborhoods while complementing the existing commercial development in the adjacent towns.
 - They will serve an agglomeration of adjacent and nearby neighborhoods, the adjacent town, and the larger community.

- Neighborhood Commercial**
- Uses include retail sales (grocery, books/music/videos, culinary, flowers, gifts, clothes, art/office supply), medical and financial professional offices, personal services (i.e. salon/barber, counseling), eating and drinking establishments, entertainment and culture, winery and microbreweries, public facilities (i.e. elementary schools, branch library, fire and police stations, branch and post office), and religious facilities.
 - Uses should be located near or within residential areas.
 - These centers will provide the most localized availability of goods and services needed daily by area residents.
 - The size of neighborhood commercial centers should be scaled according to the population it is targeted to serve. Some centers will be developed to serve the needs of the immediate neighborhood, while other centers will serve the needs of the region.
 - These areas should create a center that is well integrated to existing and planned neighborhood fabric, respects existing residences, and provides needed infrastructure for residential areas.
 - A neighborhood commercial center needs to be compatible with the current residents' perception of fit and attractiveness.

Delaware Bay



Adopted 10/7/08 6/19/08

