

NEIGHBORHOOD BUSINESS DISTRICT

A new zoning district is being considered for the areas on the map highlighted in blue. This zoning district would act as the “sister” to the Delhi Pike Business Corridor.

Permitted uses would include office, live/work residences, mixed-use developments, personal services and retail.

With its proximity to residential neighborhoods, this area could accommodate auto-oriented, convenience uses that would complement the residential developments, while not competing with the commercial core in the Delhi Pike Business Corridor.

Zoning regulations would be similar in nature to the Delhi Pike Business Corridor to encourage well-designed, attractive developments, promoting consistency along the corridor.



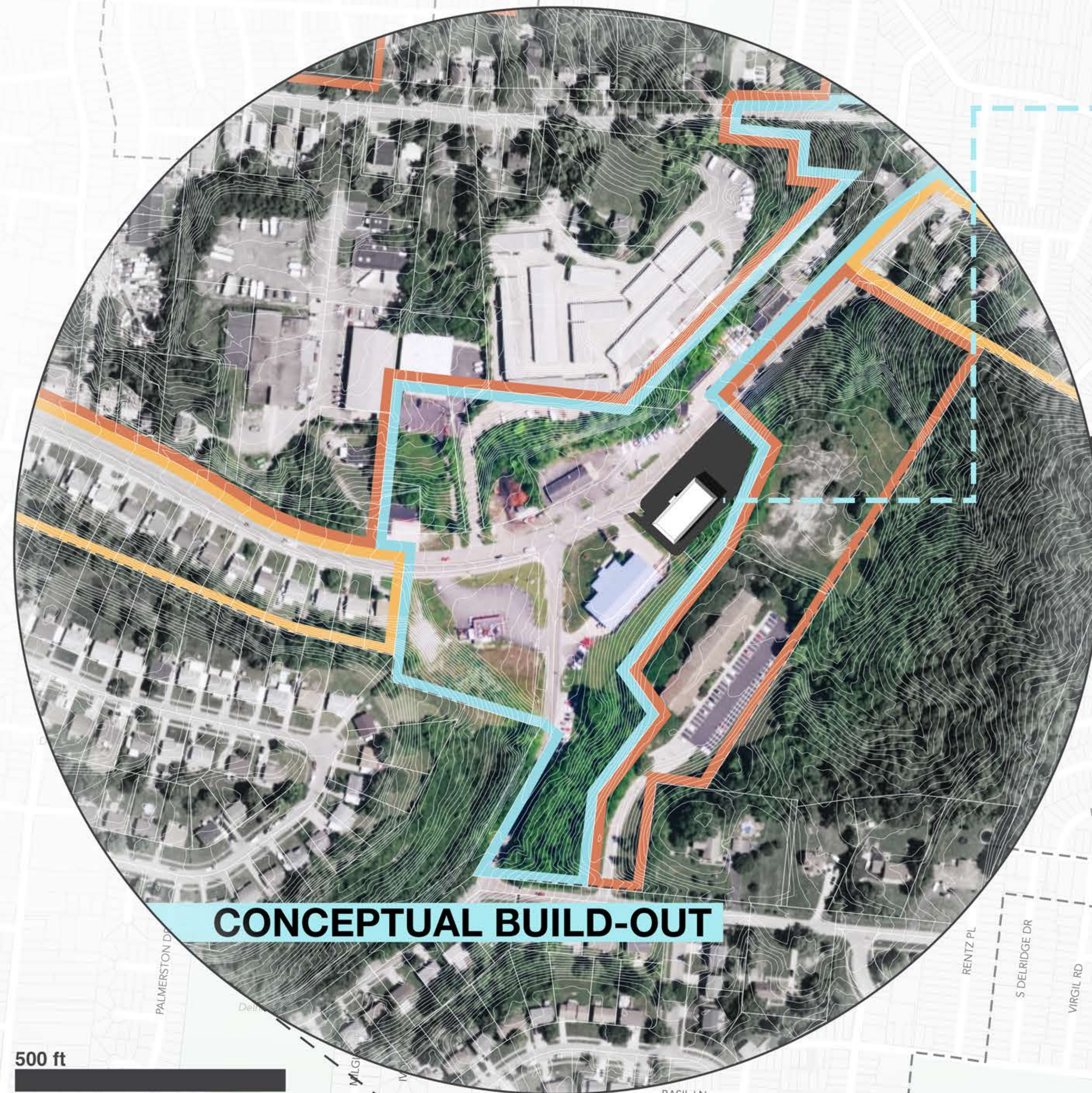
The NBD will be scaled to service the surrounding residential area and should complement the Delhi Pike Business Corridor, not compete with it.



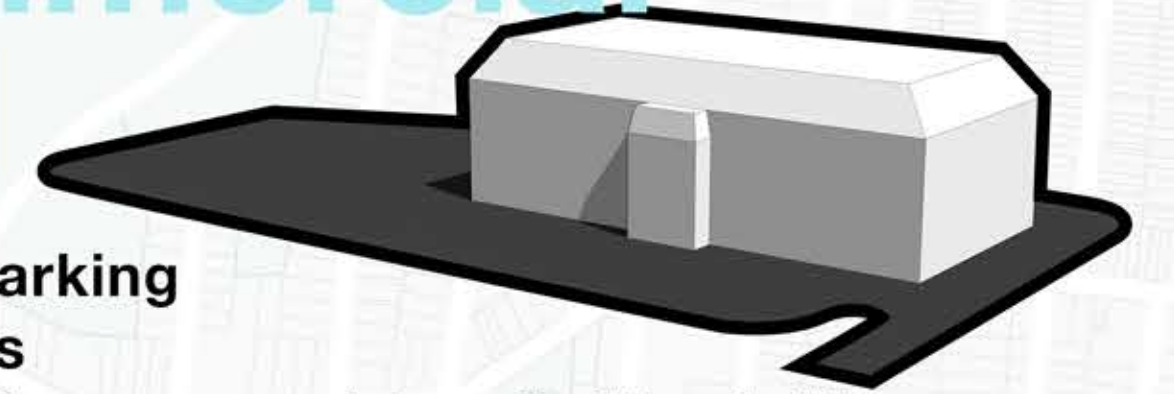
Design guidelines will ensure aesthetically pleasing building facades that complement the neighborhood—similar to the Delhi Pike Business Corridor.



Existing commercial businesses will continue to be accommodated and supported.



Commercial Infill



- Surface parking
- 1-2 stories
- Small scale commercial and office infill on vacant and underutilized parcels

500 ft

DELHI PIKE BUSINESS CORRIDOR

.5 mi

MIXED FAMILY RESIDENTIAL — LOW DENSITY

MIXED FAMILY RESIDENTIAL — MEDIUM DENSITY

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