

BROOKVIEW ZONES

Core: Claymont Center Zone-Philadelphia Pike

A portion of the Brookview site has frontage along Philadelphia Pike. As such, the property adjacent to Philadelphia Pike will be incorporated into the Claymont Center Zone. The standards established in the Claymont Community Redevelopment Plan: Manual of Design Guidelines, Claymont Center (Section 2.2) shall apply. However, the following modifications shall apply.

1. The minimum building height permitted will be three stories, and the maximum building height permitted is four stories. Additional building height requirements and garage height requirements are found in Section II.
2. The maximum structured parking heights five stories (six levels) when wrapped by 4-story building with pitched roofs and four stories (five levels) for building with flat roofs and a 4-foot minimum parapet height.
3. There is to be no maximum FAR.
4. The Build-to-Line shall be as noted in the corresponding diagram included in this document.
5. Parking shall follow the location and design parameters established in this document.
6. There shall be no maximum building footprint.

Transition Zone

The remainder of the Brookview site will fall into the Transition Zone. The standards established in the Claymont Community Redevelopment Plan: Manual of Design Guidelines, Transition (Section 2.3) shall apply. However, the following modifications shall apply:

1. There is to be no maximum FAR.
2. The maximum building height shall be 4 stories. Additional building height requirements and garage height requirements are found in Section II.
3. The maximum structured parking heights five stories (six levels) when wrapped by 4-story building with pitched roofs and four stories (five levels) for building with flat roofs and a 4-foot minimum parapet height.
4. The maximum building footprint shall be 43,000 S.F. excluding structured parking. There is no maximum footprint for structured parking.



LAND USE

Land Use is generally flexible within the neighborhood as long as the buildings and parking meet the requirements of the Regulating Plan and follow the Design Guidelines. The exceptions to this are noted in the adjacent diagram where certain uses are very specifically required in specific geographic locations.

Retail Mixed-Use buildings are required along Philadelphia Pike in order to create the Retail Main Street specified in the Claymont Community Redevelopment Plan.

Live-Work units along Manor Avenue are required as a transition from Philadelphia Pike and as a screen for the parking behind the main street retail.

High Density four(4)-story buildings with structured parking are not permitted adjacent to the Ashbourne Hills neighborhood in order to provide a transition to the single-family homes outside of the Hometown Overlay District. Two story building shall be used as a transition to Ashbourne Hills along Topaz Drive and Naaman's Drive- See Building Heights

- Retail Mixed-Use Required
Structured Parking Permitted
- Live-Work Required
Structured Parking Permitted
- Residential Permitted
Residential Mixed-Use Permitted
Live-Work Permitted
Structured Parking Permitted
- Residential Permitted
Residential Mixed-Use or Live-Work Permitted
Only at the Corners of Street & Manor Avenue
for a Maximum Distance of 60 Feet Along Either Street
Structured Parking Permitted
- Residential Permitted
Structured Parking Permitted
- Residential Permitted
Structured Parking Prohibited
- Civic Open Space Required
Created Wetlands Required as Storm Water Treatment in Crescent Green

SECTION 1 LAND USE



The Land Use section places Brookview within the context of the Claymont Hometown Overlay District and establishes the zones within Brookview. It also introduces the Regulating Plan, which establishes the basic framework of the neighborhood. Land Use and Density Ranges are established for each block of the neighborhood.

SECTION 2 URBAN STANDARDS



Two Dimensional Elements:
This section establishes the two-dimensional requirements and illustrates some of the requirements included in the Regulating Plan, such as the parameters for building locations and frontage occupancy, parking configurations and requirements, and block dimensional standards.

Three Dimensional Elements:
This section also establishes standards for the three dimensional elements of the neighborhood. Standards include building heights, architectural urban design features, private frontage types, and materials.

SECTION 3 THOROUGHFARE STANDARDS



These standards establish the dimensional requirements of curbs, tree planting strips, sidewalks, and curb return radii, as well as standards for elements within the right-of-way such as the placement of street trees and lights.

SECTION 4 OPEN SPACE & LANDSCAPE



This section identifies each open space and open space type and then specifically characterizes each open space. This characterization establishes the design intent for each space and is the basis for further design development. General landscape standards for furnishings and materials are also included.

SECTION 5 ARCHITECTURAL STANDARDS



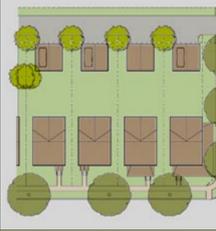
These standards apply to all buildings. The section is divided into "Mixed-Use and Live-Work architectural standards" and "General Architectural Standards". The scope of the standards includes general composition, such as building organization and orientation, facade composition, and entries.

Appendix DEFINITION OF TERMS



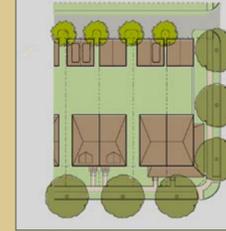
This section defines the terms used throughout the Brookview Design Guidelines.

Single Family (Detached Garage)



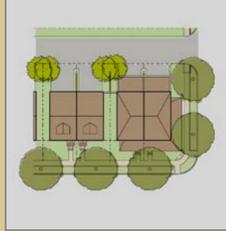
- Principal entry shall face the street
- Parking shall be accessed from an alley or from the rear of the building-Garages shall NOT face the street
- Primary facade(s) shall face the street

Duplex (Detached Garage)



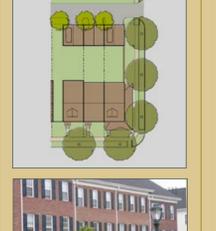
- Units shall be designed to appear as one large house.
- Duplex units shall be configured as side-by-side units or as one over another.
- Principal entries shall face the street
- Parking shall be accessed from an alley or from the rear of the building-Garages shall not face the street
- Primary Facade(s) shall face the street

Duplex (Integral Garage)



- Units shall be designed to appear as one large house.
- Duplex units shall be configured as side-by-side units or as one over another.
- Principal entries shall face the street-Garages shall not face the street
- Parking shall be accessed from an alley or from the rear of the building
- Primary Facade(s) shall face the street

Townhouse (Detached Garage)



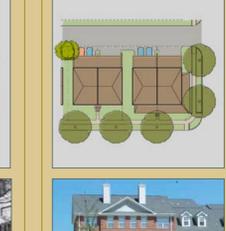
- Town Houses shall be configured as side-by-side units
- Principal entry shall face the street
- Garages shall be accessed from the rear of the structure via an alley or similar service lane
- Primary facade(s) shall face the street
- House entry shall be located on the first floor
- Maximum number of town houses in a string is 8
- Minimum width of town houses shall be 18'

Townhouse (Integral Garage)



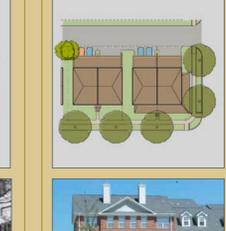
- Town Houses shall be configured as side-by-side units
- Principal entry shall face the street
- Garages shall be accessed from the rear of the structure via an alley or similar service lane
- Primary facade(s) shall face the street
- House entry shall be located on the first floor
- Maximum number of town houses in a string is 8
- Minimum width of town houses shall be 18'

Stacked Townhouse (Integral Garage)



- Two units shall be configured to look like one townhouse
- Principal entry shall face the street
- One story shall access two units-One door shall face street
- Garages shall be accessed from the rear of the structure via an alley or similar service lane
- Primary facade(s) shall face the street
- House entry shall be located on the first floor
- Maximum number of stacked town houses in a string is 16 (8 dwelling units)

Manor House



- Four units shall be configured to look like one large townhouse
- One central internal story shall house the four unit entries, but only two entry doors may face street
- Principal entry shall face the street
- Garages shall be accessed from the rear of the structure via an alley or similar service lane
- Primary facade(s) shall face the street
- House entry shall be located on the first floor
- Maximum number of manor houses in a string is 3 (12 dwelling units)
- Manorhouses may occur as independent detached buildings

