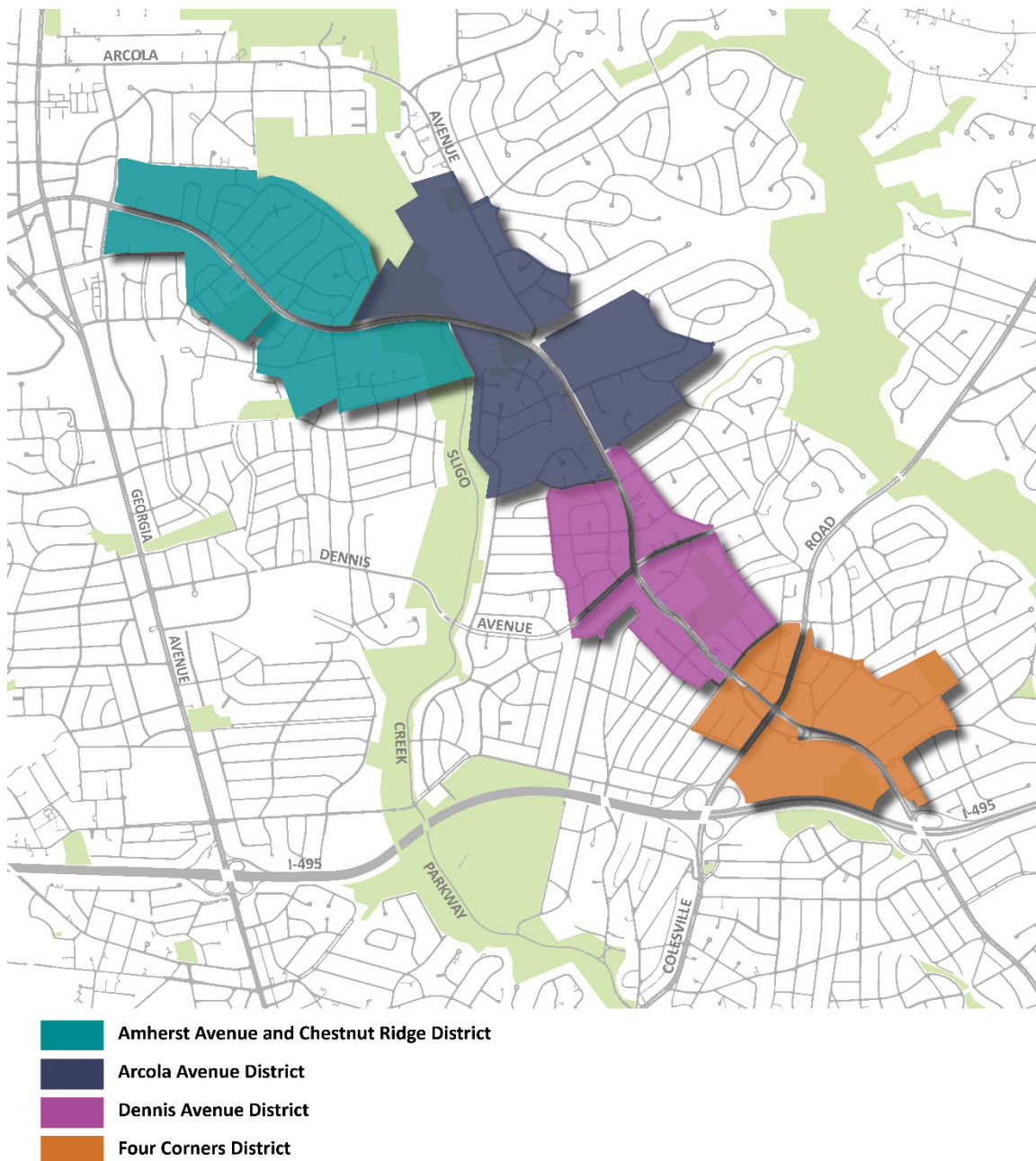


CHAPTER 4: LAND USE, ZONING, AND URBAN DESIGN

The University Boulevard Corridor Plan establishes four districts along the corridor that are anchored by planned BRT stations at Amherst Avenue, Inwood Avenue, Arcola Avenue, Dennis Avenue, and Four Corners. The Plan refers to these districts as the Amherst Avenue and Chestnut Ridge District, the Arcola Avenue District, the Dennis Avenue District, and the Four Corners District, as shown in Figure 6. The names generally correspond to the locations of planned BRT stations, with some district names acknowledging important historic resources or current commercial centers. These districts are further divided into smaller neighborhoods to provide more specific land use, urban design, and public open space recommendations.

Figure 6: Plan Districts



Conditional Uses

The 2014 Zoning Ordinance update renamed special exception uses as conditional uses. Conditional uses are land uses that are permitted in residential and non-residential zones if specific conditions are met. Division 3.1 of the Zoning Ordinance identifies all conditional uses, which are typically approved by the hearing examiner.

Autumn Lake Healthcare at Arcola (CBA 1203), a nursing home on Arcola Avenue, Collins Funeral Home (CBA 2117), and Four Corners Medical Clinic (CBA 1544) at 334 University Boulevard West are some of the approved existing conditional uses in the Plan area. A conditional use for Independent Living Facility for Seniors was approved for the property at 1910 University Boulevard West.

This Plan endorses specialty housing that contributes to diversifying the existing and future housing inventory in the Plan area and recommends:

- Additional conditional uses in the Plan area which promote specialized housing that contributes to diversifying the housing inventory, including independent living facilities for seniors or persons with disabilities and residential care facilities.
- New accessory residential uses, such as home occupations, in the Plan area.
- Avoiding the concentration of similar conditional uses within residential neighborhoods.

Key neighborhoods along the corridor, which are in proximity to the planned BRT stations and denoted for this Plan, are WTOP, Hearthstone Village, Inwood House, University Towers, Mary's Center, and Four Corners. The former African American neighborhood known as Chestnut Ridge is reestablished in the Plan area. The Plan recommends the CRT Zone as the primary zoning tool for large commercial and institutional properties in the Plan area and the CRN Zone for detached residential properties within blocks fronting the corridor.

Some properties, including the Hearthstone and the Westchester developments, which are in the Planned Development (PD) Zone, as well as the Surrey Walk and Wetherstone developments in the Residential Townhouse (RT) Zone, are recommended to receive new zoning classifications for consistency with the 2014 Zoning Ordinance requirements. Refer to Figures 7 and 8 for the existing and recommended land uses, and Figures 9 and 10 for the existing and recommended zoning.

Figure 7: Existing Land Use for the University Boulevard Corridor

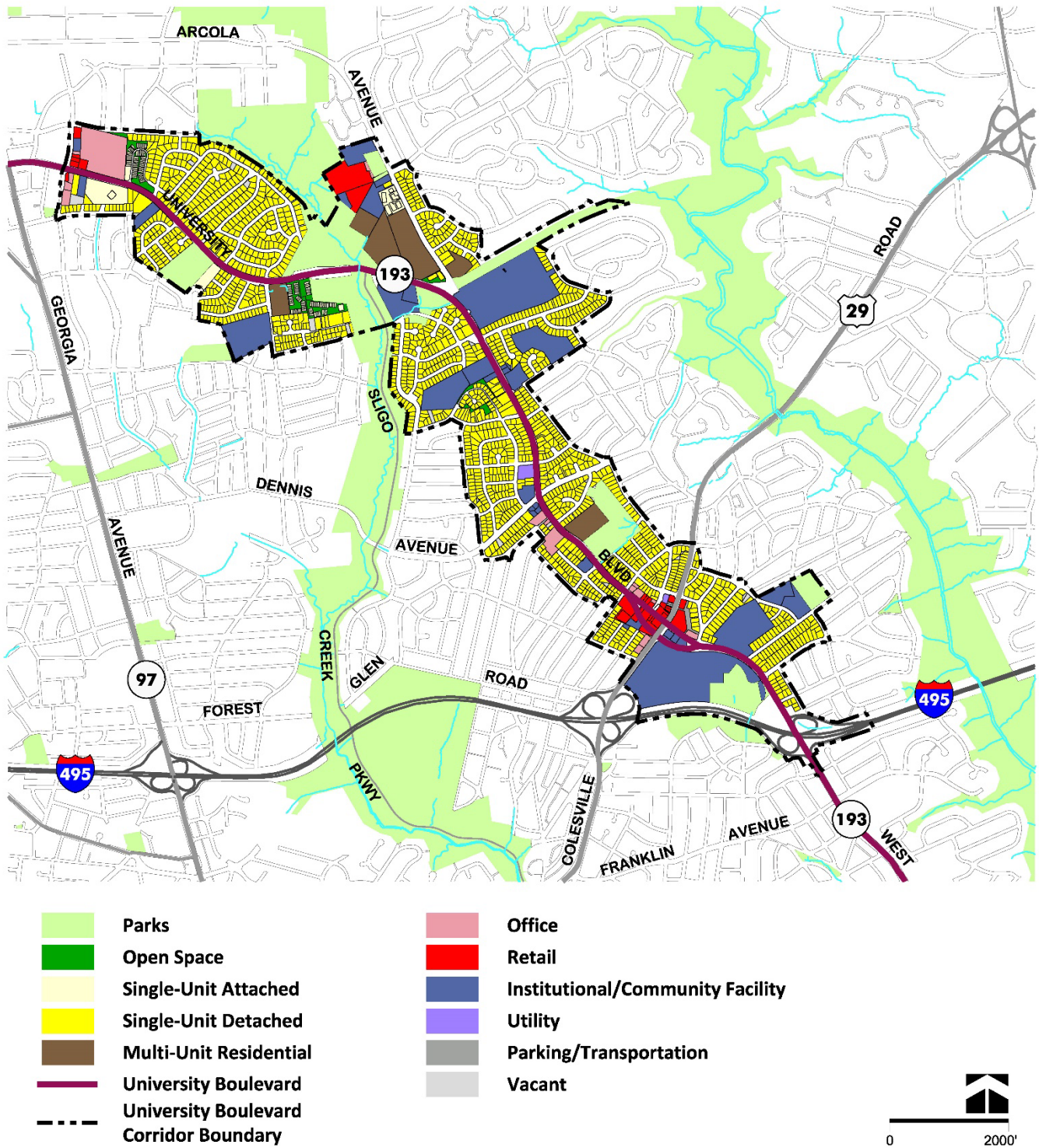


Figure 8: Proposed Land Use for the University Boulevard Corridor

