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May 20, 2003  
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C. Baltimore County, Maryland

Hospitals are permitted by right in all D.R. (Density Residential) and office zones (the R-O-A, R-O, OR-1, OR-2, OR-3 and O-T zones). See Sections 1B01.1 and 203-09, Baltimore County Zoning Ordinance Excerpt, attached as Exhibit "C".

D. Frederick County

Hospitals are permitted uses, subject to site development plan approval, in the R-16 (High Density Residential), VC (Village Center), and GC (General Commercial) zones. See Section 1-19-289, Frederick County Zoning Ordinance, attached as Exhibit "D".

E. The City of Richmond, Virginia

With the exception of the R-73 (multi-family residential) zone, hospitals are not a permitted principal use in any of Richmond's residential districts. See Section 32-420.1, Richmond City Code Excerpt, attached as Exhibit "E".

In 1979, the City created the Institutional zone, in which hospitals are a permitted principal use. Approval of a plan of development is required. In addition, property cannot be included in the Institutional zone until the City's Planning Commission has approved a master plan for development of the property. See Sections 32-432.1, .2 and .4, Id.

According to the City's Zoning Administrator, William Davidson ((804) 646-6353), there are 2 or 3 areas in the City that are zoned Institutional and only one hospital (now closed) is located in the Institutional zone. The remaining hospitals are located in residential or central business zones. Mr. Davidson stated that hospitals in residential zones prefer to go through the special use permit approval process when they make changes, expansions or add parking areas, rather than rezone to the Institutional District because the number of uses permitted in this zone is very limited and it requires a master plan of development. Similarly, because the central business district zoning is very permissive, hospitals located in that zone have no incentive to rezone.

F. The City of York, Pennsylvania

The City of York only has 1 hospital (York Hospital) and this hospital is about to expand significantly. According to the City's Zoning Administrator, Lilah Haxton ((717) 849-2240), the hospital will be expanding up (rather than out) on its current site due to a lack of available land. In response, the City recently rezoned the hospital site from the Institutional zone to a new Health Care zone because the City did not want such a large building to be permitted in the

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Institutional zone. The Health Care zone is "intended to provide defined areas for the location of the health care institution as well as appropriate accessory and ancillary uses." *See* 2001 Ordinance, York City Code Excerpt, attached as Exhibit "F".

Hospitals remain permitted uses in the Institutional District. *See* Section 1308, Id.

G. The City of Portland, Oregon

Medical centers are conditional uses in all of the City's single-dwelling and multiple-dwelling zones, except the Institutional Residential (IR) zone. Medical centers are limited uses in the IR zone, which is classified a multiple-dwelling zone. (Limited uses appear have a status between permitted uses and conditional uses). *See* Section 33.110.100, Portland City Code Excerpt, attached as Exhibit "G".

The purpose of the IR zone is to promote the establishment of large institutional campuses, as well as higher density residential development, along collector streets, transit streets or streets of higher classification. Medical centers must be located on a site that is at least 5 acres and have an approved impact mitigation plan. *See* Section 33.120.100, Id.

According to City planning staff (Jessica Richman (503) 823-7700), the IR zone was created in 1993 or 1994. It was initially created for one specific community plan. Subsequently, the City rezoned its remaining institutions to the IR zone. However, the City did not rezone vacant land to IR. Ms. Richman said the zone has not been successful. The intent was to create a zone where hospitals could do many things that would not require review, however, the final version of the text does not reflect that intent. Ms. Richman stated that the institutions are not happy with the zone, particularly with the requirement that they prepare an impact mitigation plan. The impact mitigation plan requirements, she says, are badly written. Ms. Richman believes the IR zone should have been designed as an overlay zone, rather than as a base zone. In fact, the most recent hospital project for Oregon Health Sciences was zoned EX-Central Employment, rather than IR.

H. The City of Philadelphia, Pennsylvania

Hospitals are permitted in some of Philadelphia's residential districts if a certificate from the Board of Adjustment is obtained. *See* Section 14-207, Philadelphia City Code Excerpt, Exhibit "H". Hospitals are also permitted in the City's Institutional Development District. The minimum Institutional Development District area is 3 acres. A development plan is required and the City Planning Commission must approve it before a district will be established. *See* Sections 14-1102 and 1103, Id.

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I. The City of New York, New York

Hospitals, and other community facility buildings, are permitted by right in almost all of New York City's residential districts. Hospitals must comply with the applicable bulk regulations for the specific residential district that apply to all community facility buildings. See New York City Zoning Resolution, attached as Exhibit "I".

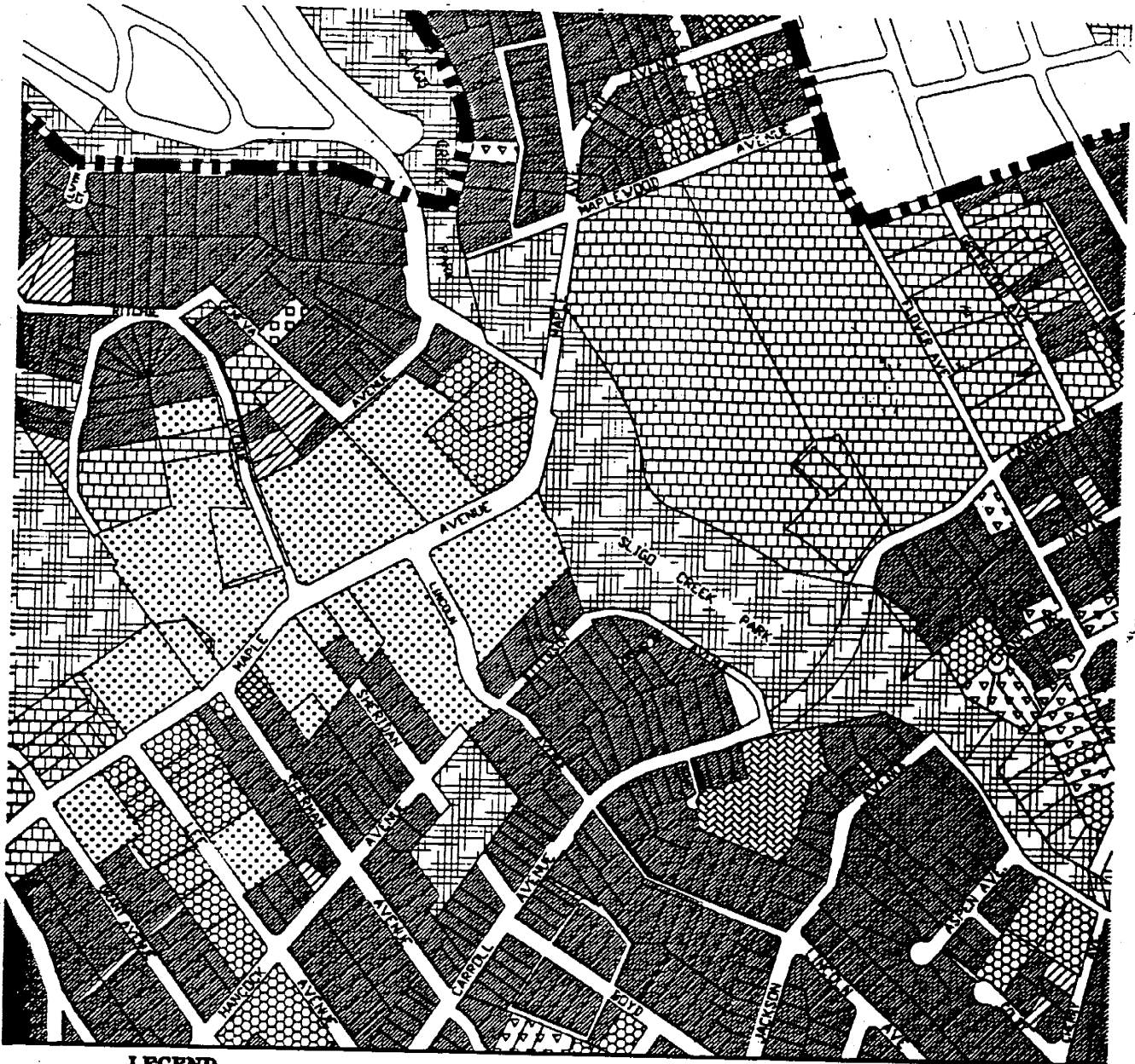
I hope you find this information useful. Please contact me with any questions.

The Washington Adventist Hospital/Columbia Union College area also includes the Sligo Seventh Day Adventist Church. These three Adventist institutions are located along Flower Avenue, north of Carroll Avenue in Takoma Park. The area is adjacent to Sligo Creek Park on the west and is otherwise surrounded by a diverse mix of residential communities. Map 10 shows the Washington Adventist Hospital/Columbia Union College area. Map 30, Area D, shows the land uses in the area.












The vision for this area is to serve the health, educational, and spiritual needs of patients, students, and members, while providing a quality campus environment and a community resource. The strengths of the area include long-term historic identification with Takoma Park, access to area roads, nearby regional parks and trails, and opportunities to relate services and programs to the local area.

### *Recommendations*

- **Support campus improvements to meet needs of hospital, college, and church clients, while providing service and access to area residents. The open environment allows for some public use of the campus.**
- **Maintain expansion within the bounds of current campus grounds, providing on-site parking or shuttle service to an off-site parking lot. The Plan recognizes that church services and other special events may result in the need to use on-street parking.**
- **Consider safety improvements at the Carroll Avenue entrance to Washington Adventist Hospital, possibly a traffic signal.**
- **Maintain compatibility with adjacent residential communities.**
- **Provide improvements to area sidewalks serving the campus. The asphalt path next to the athletic field, along the east side of Flower Avenue, is currently narrow and difficult to use. This path should be replaced with a curb, grass panel, trees, and a standard width sidewalk. Flower Avenue streetscape improvements are described in more detail in the Neighborhood-Friendly Circulation chapter.**
- **Provide a plan for any expansion that includes shared parking for the hospital, college, and church.**
- **Provide stormwater management controls as new development occurs to mitigate off-site impacts in the surrounding neighborhoods.**



**LEGEND**

-  Master Plan Boundary
-  Single Family Detached Residential
-  Single Family Conversion
-  Garden Apartments
-  Elevator Apartments
-  Retail
-  Office
-  Cultural and Institutional
-  Unpaved Right Of Way
-  Parks
-  Vacant

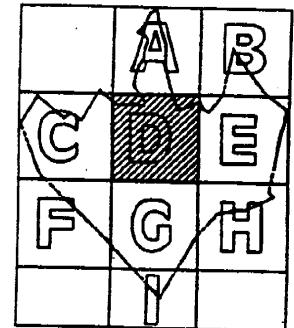
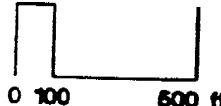
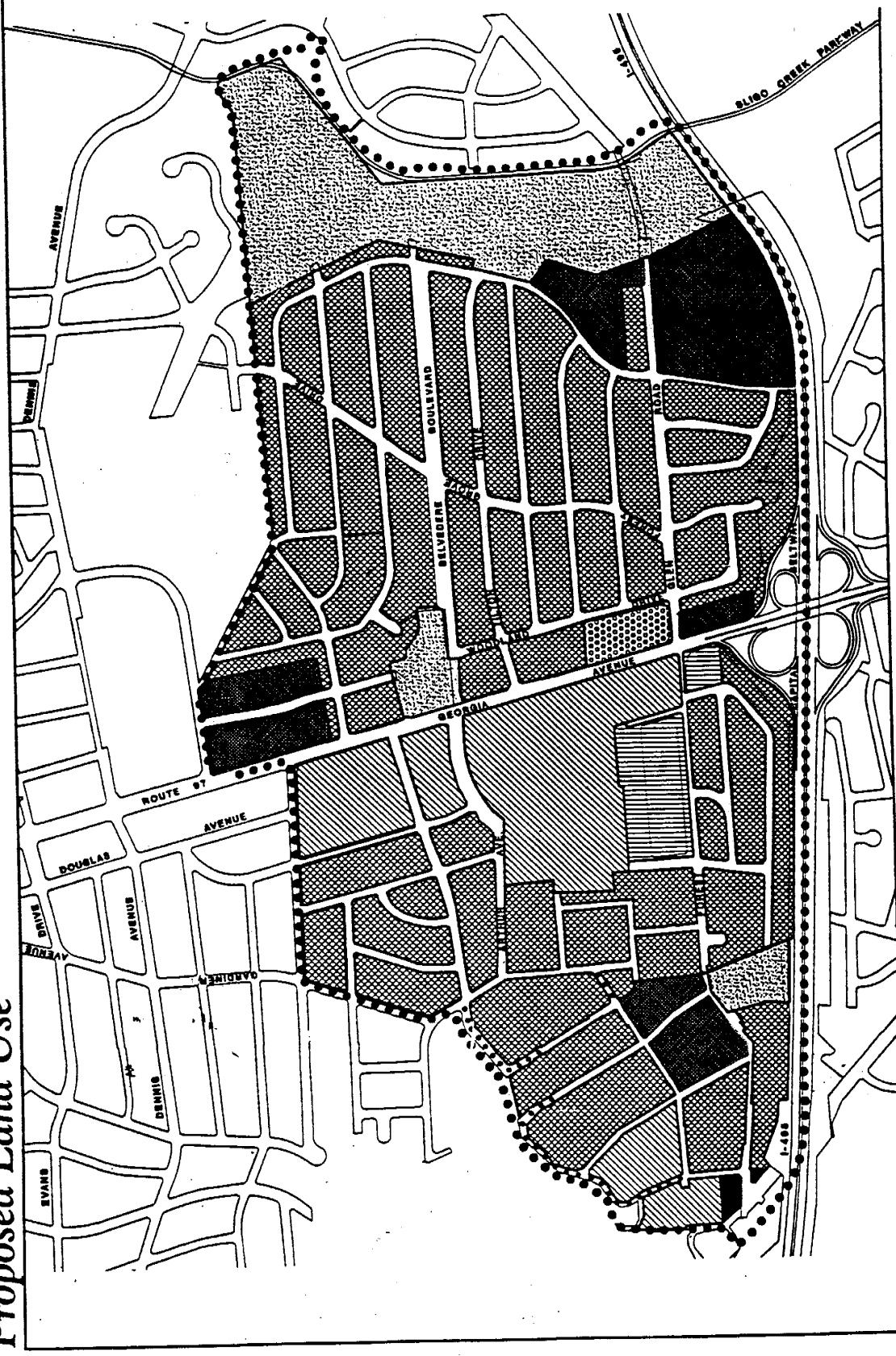


Figure 7

FOREST GLEN SECTOR PLAN: Land Use & Zoning

# Proposed Land Use



- |       |                             |   |                |
|-------|-----------------------------|---|----------------|
| ..... | PLANNING AREA BOUNDARY      |   | TRANSPORTATION |
| ▨     | RESIDENTIAL - SINGLE FAMILY | ▤ | MEDICAL/OFFICE |
| ▧     | RESIDENTIAL - MULTI FAMILY  | ▥ | PARK           |
| □     | VACANT                      | ■ | COMMERCIAL     |
| ■     | PUBLIC/INSTITUTIONAL        |   |                |



# Land Use and Zoning

The fundamental purpose for this Plan is to make recommendations on the future land use pattern for Forest Glen. These recommendations will guide all future zoning and special exception activity. Forest Glen comprises two distinct neighborhoods, separated by Georgia Avenue.

Figure 5 indicates the locations of areas discussed in this chapter. Figures 6 and 7 illustrate Existing Land Use and Proposed Land Use, and Figures 8 and 9 show Existing Zoning and Proposed Zoning.

## A. Forest Glen East

Forest Glen East is delineated by Georgia Avenue on the west, Medical Park Drive and Everest Street on the north, Sligo Creek Park on the east, and the Beltway on the south. With the exception of Holy Cross Hospital and the medical office building on Georgia Avenue at Forest Glen Road, Forest Glen East may

be described as a quiet, single-family residential neighborhood. An important goal of this Plan is to strengthen and stabilize neighborhoods such as Forest Glen East.

One of the major issues to be addressed in this Sector Plan is the role of Holy Cross Hospital and its relationship to the surrounding community. Clearly, the hospital is an important resource to the region and to the immediate community in terms of the delivery of health care services. Holy Cross is one of only five hospitals in Montgomery County and it is a leader in several areas, e.g., obstetric, pediatric, and geriatric care. Holy Cross is the only teaching hospital in Montgomery County. The hospital also performs a significant public-service by treating all of the County's high risk indigent obstetric care cases.

At the same time, residents of the surrounding neighborhoods are concerned about potential expansions of the hospital. The hospital exists as a special exception use in a residential area. Many of the residents consider any potential expansion of the hospital to be a threat to the stability of their neighborhood.

stories. If the building is located along Forest Glen Road, architectural details should be used to minimize the perceived height and mass of the building. Use of materials, such as brick, that are compatible with the residential neighborhood along Forest Glen Road are encouraged.

- A building of up to 8 stories may be constructed if it is located toward the rear and eastern edge of the site, along Sligo Creek Park, if absolutely necessary. Adjustments to the scenic easement (or removing the easement altogether) may be permitted in order to lower the height of the buildings or otherwise reduce the impact of the hospital on the surrounding neighborhood.
- Additional parking should be located on the existing hospital campus (or in satellite facilities located in non-residential

- retention of the existing single-family detached houses;
- Office or service commercial uses which can be accommodated within structures that exhibit single-family residential scale and style, provided that the design guidelines are satisfied with regard to the location of entrances, parking, green space, and access to Georgia Avenue.

### **OBJECTIVE C:**

*Enhance community identity and sense of place within Forest Glen East.*

- Until such time as the Board of Education needs to reclaim the former Forest Grove Elementary School for educational



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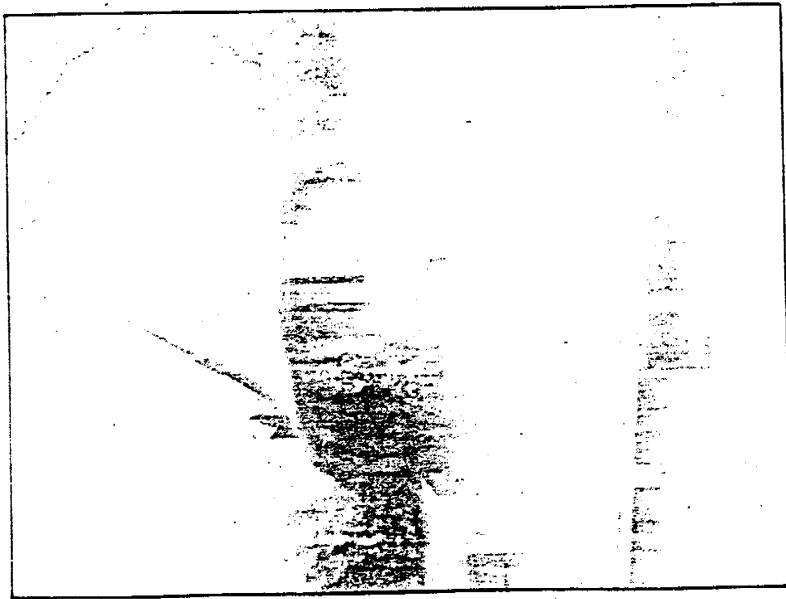
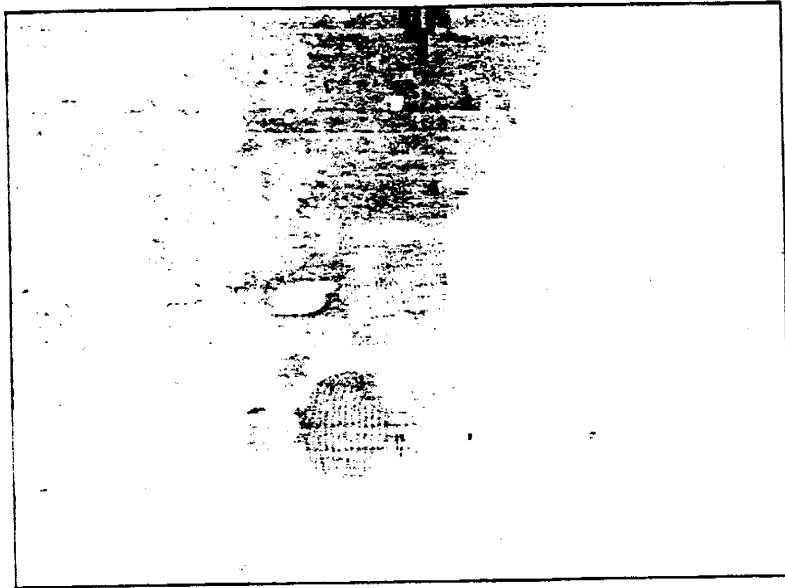
#### **OBJECTIVE C:**

**Enhance community identity and sense of place within Forest Glen East.**

- Until such time as the Board of Education needs to reclaim the former Forest Grove Elementary School for educational

# Bethesda-Cherry Chase

## MASTER PLAN



Approved and Adopted  
April 1990



The Maryland-National Capital Park and Planning Commission

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20870

8787 Georgia Avenue  
Silver Spring, Maryland 20910

Price \$5.00

5. Support special exception uses that contribute to the service and health objectives of the Master Plan. The needs and objectives related to child day care and the elderly are discussed in Section 6.2. In general, the Plan endorses provision of child day care, group homes, elder-day care, and nursing homes. It is important to meet health needs through hospital services and hospice centers that are appropriately sized to be compatible with surrounding neighborhoods.

### **3.13 Large Land Users**

**This Master Plan recommends the continued use, within existing zoning, of country clubs, private schools, and other institutions throughout the Planning Area.**

Country clubs in the area include Burning Tree Country Club, Columbia Country Club, Chevy Chase Club, and Kenwood Country Club. It is assumed that the country club uses will continue and therefore, the existing zoning designations of these properties are appropriate. These properties are recognized as an important private open space resource, particularly in an area which is as largely developed as Bethesda-Chevy Chase. Some protection of country club open space might be achieved through a tax incentive program.

If a change in use occurs in the future, this Plan recommends that the use of the country club properties be primarily for housing. Further analysis at the time would determine the appropriate zoning, scale, and form of development. These parcels would be considered for mixed residential use with the possibility of public active or passive recreational space, affordable housing, and increased density through the use of Transferable Development Rights (TDR's), as explained in the Appendix. Each of these alternatives must be weighed against other considerations, such as adequacy of highway facilities and compatibility with nearby development. Such changes

This Master Plan makes specific land use and zoning recommendations for several properties. (See Table 1.) These include:

- Audubon Naturalist Society
- Stone Ridge School
- F.A.E.S. and the Knights of Columbus
- American College of Cardiology
- Landon School
- Holton Arms School

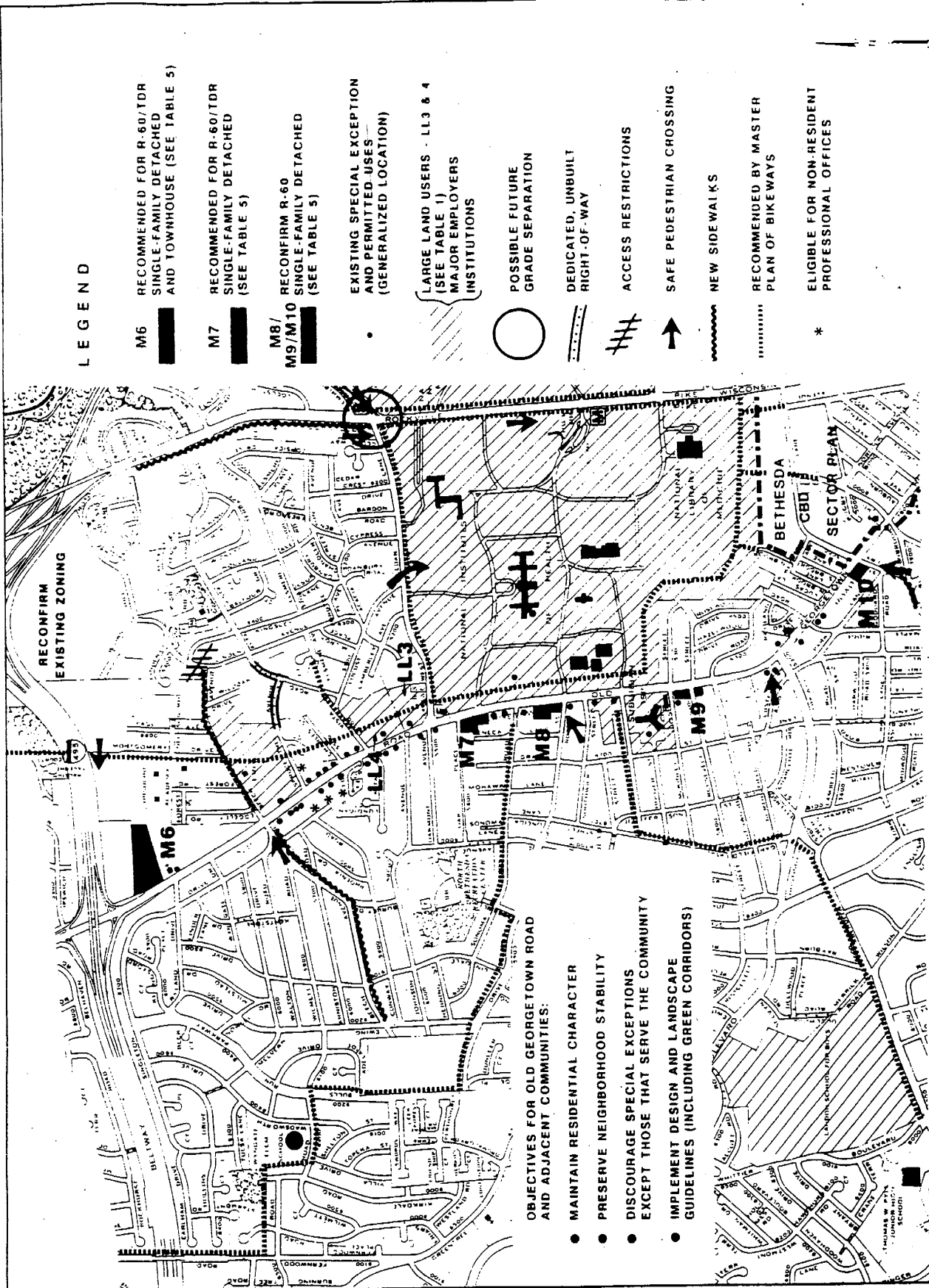
In general, existing zoning is reconfirmed. Existing zoning and the option for using TDR's is recommended for portions of Stone Ridge School, FAES, Knights of Columbus, and Landon School. Protection of a historic resource and its environmental setting is recommended for Audubon Naturalist Society and Landon School.

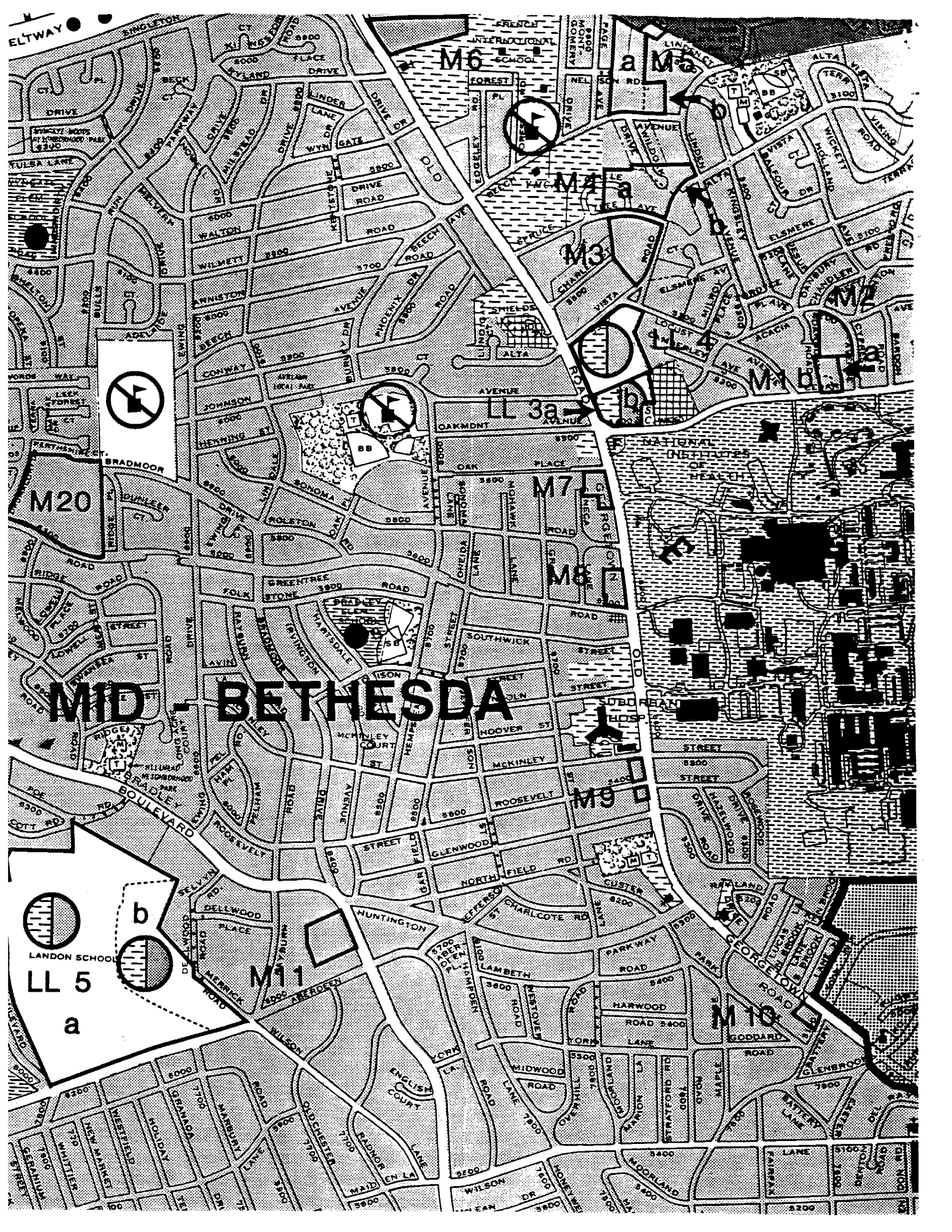
Residential zoning and continuation of the existing use is recommended for the National 4-H Center, the YMCA on Old Georgetown Road, Federation of American Societies for Experimental Biology, the French School, St. Jane de Chantal Church and School, and the Sidwell Friends School. These are long-term, stable uses which are viewed as community resources. In some cases, new development on these sites will also require an amendment to existing special exception conditions to protect the setting of the use and to maintain compatibility with nearby properties.

**This Plan recommends that new, large-scale special exception uses are generally not appropriate for these sites.** Such uses would generally change the residential character of adjacent areas. Occasionally, a school or club will construct new facilities or additions which require special exception approval. These should be reviewed on a case-by-case basis to ensure compatibility with area residences and conformance with other Plan objectives.

# OLD GEORGETOWN ROAD RECOMMENDATIONS

Figure  
**9**





# MID - BETHESDA

LL 5

LANDON SCHOOL

a

b

M11

M9

M8

M7

LL 3a

M3

M4

M5

M6

M2

M1

M10

M12

M13

M14

M15

M16

M17

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Approved and Adopted Plan: June 1980

**OLNEY  
MASTER PLAN**  
Montgomery County, Maryland

The Plan amends the General Plan for the Physical Development of the Maryland-Washington Regional District; the Master Plan of Highways within Montgomery County, Maryland; the 1966 Plan for Olney and Vicinity; and a portion of the Rock Creek Master Plan.

THE MARYLAND-NATIONAL CAPITAL PARK AND  
PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20907

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20870

# TOWN CENTER

## PROPOSED ZONING

- Single Family Residential (Low Density, R-200 & R-90)
- Single Family Residential (R-60)
- Townhouses (R-T)
- Multiple Family (R-20) & (R-30)
- Local Commercial (C-1)
- Transitional Commercial (C-T)
- General Commercial (C-2)
- Commercial Office (C-O)
- Moderate Intensity Office (O-M)

### HIGHWAYS

- EXISTING CLASSIFICATION
- Major & Lane
- Arterial or Business
- PROPOSED
- Major & Lane
- Arterial or Business
- Town Center Boundary

Approved and Adopted: June 1980

# OLNEY MASTER PLAN

Montgomery County, Maryland

