



Three Overlay Districts

URBAN OVERLAY DISTRICT

The Urban Overlay District, has been designated for development at higher densities. The historical development pattern has resulted in this district's current mixture of stable, older neighborhoods, waterfront industrial areas, and aging commercial corridors.

SUBURBAN OVERLAY DISTRICT

- The Suburban Overlay District includes single-family neighborhoods, shopping centers and business parks in areas such as Western Branch, Deep Creek, Great Bridge,

Edinburgh, and the Etheridge Manor area.

RURAL OVERLAY DISTRICT

- The Rural Overlay District lies south of the City's urban service boundary and has been historically agricultural in nature. This district also contains the Northwest River, a major drinking water supply for the City, as well as Naval Air Landing Field (NALF) Fentress. The Comprehensive Plan envisions this district as an area of preserved farmland, natural areas, and small-scale rural communities.

GATEWAYS

The Comprehensive Plan envisions distinctive gateways at the City's key entry points. According to the Plan, "the quality of Chesapeake's gateways, edges, and main transportation corridors leaves an important impression on visitors and residents alike." Enhanced gateways provide an opportunity to, "strengthen Chesapeake's image and identity."

PUBLIC ART

Guidelines for incorporating public art in community open spaces are provided in Chapter VI.