

CITY OF WINCHESTER  
 MINIMUM ZONING STANDARDS  
 For Selected Zones and Uses  
 (Updated 2/5/10)

|       |                                                                                                                                                                     |                  |                                                       | S E T B A C K S/YARDS                          |       |        |      |       |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-------------------------------------------------------|------------------------------------------------|-------|--------|------|-------|
|       |                                                                                                                                                                     |                  |                                                       | (letters signify exceptions-see table on back) |       |        |      |       |
| Zone  | Use                                                                                                                                                                 | Lot Area (sq ft) | Lot Width (ft)                                        | Front                                          | Side  | Corner | Side | Rear  |
| LR    | SF Res                                                                                                                                                              | 12,000           | 75                                                    | 35                                             | 10    |        | 25   | 25    |
|       | Other                                                                                                                                                               | 24,000           | 150                                                   | 35                                             | 15    |        | 30   | 25    |
| MR    | SF Res                                                                                                                                                              | 8,000            | 60                                                    | 30                                             | 6     |        | 20   | 25    |
|       | Other                                                                                                                                                               | 20,000           | 120                                                   | 30                                             | 15    |        | 25   | 25    |
| HR    | SF Res                                                                                                                                                              | 3,000            | 50                                                    | 25                                             | 6     |        | 15   | 25    |
|       | 2F Res                                                                                                                                                              | 3,000/unit       | 25/unit                                               | 25                                             | 10    |        | 20   | 25    |
|       | TH Res                                                                                                                                                              | 3,300TPA/unit    | 22avg/20min                                           | 35 r                                           | 10 ak |        | 20   | 25 l  |
|       | MF Res                                                                                                                                                              | **3,300TPA/unit  | 70                                                    | 35                                             | 25 b  |        | 25   | 25 c  |
|       | Other                                                                                                                                                               | 10,000           | 70                                                    | 30                                             | 25    |        | 25   | 25    |
| HR-1  | SF Res                                                                                                                                                              | 3,000            | 30                                                    | 20                                             | 4     |        | 15   | 25    |
|       | Accessory 2F Res                                                                                                                                                    | 2,100/unit       | side-by-side 30/unit<br>over-under/back-front 20/unit | 20                                             | 4     |        | 15   | 25 o  |
|       | 2F Res                                                                                                                                                              | 2,800/unit       | side-by-side 30/unit<br>over-under/back-front 20/unit | 20                                             | 6 s   |        | 15   | 25 o  |
|       | TH Res                                                                                                                                                              | 2,800/unit       | 30                                                    | 20                                             | 6 as  |        | 15   | 25 o  |
|       | Other                                                                                                                                                               | 7,000            | 70                                                    | 30                                             | 25    |        | 25   | 25 o  |
| RO-1  | SF Res                                                                                                                                                              | 10,000           | 100                                                   | 35                                             | 10    |        | 25   | 25    |
|       | Other                                                                                                                                                               | 20,000           | 100                                                   | 35                                             | 10 f  |        | 30   | 25 g  |
| RB-1  | 1st&2nd Res                                                                                                                                                         | **1,500/unit     | 20                                                    | 0 nj                                           | 0 h   |        | 0 nj | 15 i  |
|       | 3rd-6th Res                                                                                                                                                         | **2,000/unit     | 20                                                    | 0 nj                                           | 0 h   |        | 0 nj | 15 i  |
|       | 7th&up Res                                                                                                                                                          | **2,500/unit     | 20                                                    | 0 nj                                           | 0 h   |        | 0 nj | 15 i  |
|       | Other                                                                                                                                                               | 0                | 20                                                    | 0 nj                                           | 0 h   |        | 0 nj | 15 i  |
| B-1   | Res                                                                                                                                                                 | **1,000/unit     | 0                                                     | 0 nj                                           | 0 d   |        | 0 nj | 0 e   |
|       | Other                                                                                                                                                               | 0                | 0                                                     | 0 nj                                           | 0 d   |        | 0 nj | 0 e   |
| B-2   | SF Res                                                                                                                                                              | 10,000/unit      | 100                                                   | 35                                             | 10    |        | 35   | 25 g  |
|       | Other                                                                                                                                                               | 10,000/bldg      | 100                                                   | 35                                             | 10 fq |        | 35   | 25 gp |
| CM-1  | All                                                                                                                                                                 | 20,000/bldg      | 125                                                   | 35                                             | 10 fq |        | 35   | 25 gp |
| M-1   | All                                                                                                                                                                 | 0                | 0                                                     | 50                                             | 15 gq |        | 50   | 25 gp |
| M-2   | All                                                                                                                                                                 | 0                | 0                                                     | 50                                             | 15 gq |        | 50   | 25 gp |
| KEY:  | SF Res: single-family detached dwelling                                                                                                                             |                  |                                                       |                                                |       |        |      |       |
|       | 2F Res: two-family dwelling (two units in one bldg on same lot)                                                                                                     |                  |                                                       |                                                |       |        |      |       |
|       | TH Res: townhouses                                                                                                                                                  |                  |                                                       |                                                |       |        |      |       |
|       | MF Res: multi-family                                                                                                                                                |                  |                                                       |                                                |       |        |      |       |
|       | TPA: Total Project Area (excludes floodplain acreage and some steeply sloped areas).                                                                                |                  |                                                       |                                                |       |        |      |       |
| **    | Density bonuses may apply. Consult Zoning Ordinance.                                                                                                                |                  |                                                       |                                                |       |        |      |       |
| Note: | The above information is for general reference only. Other provisions may apply which affect these standards. Consult Zoning Ordinance for applicable requirements. |                  |                                                       |                                                |       |        |      |       |

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| EXCEPTIONS |                                                                                                                                                                                                                          |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a          | Except along common property line of units within the same structure in which case side yard minimum equals zero feet.                                                                                                   |
| b          | Except when abutting LR or MR zones in which case side yard minimum equals <b>50</b> feet.                                                                                                                               |
| c          | Except when abutting LR or MR zones in which case rear yard minimum equals <b>75</b> feet.                                                                                                                               |
| d          | Except when abutting a residential zone in which case side yard minimum equals <b>5</b> feet.                                                                                                                            |
| e          | Except when abutting a residential zone in which case rear yard minimum equals <b>20</b> feet.                                                                                                                           |
| f          | Except when abutting a residential zone in which case side yard minimum equals <b>25</b> feet.                                                                                                                           |
| g          | Except when abutting a residential zone in which case minimum yard equals <b>50</b> feet.                                                                                                                                |
| h          | Except when a use other than a single family dwelling abuts residential district in which case minimum side yard equals <b>5</b> feet.                                                                                   |
| i          | Except when use other than a single family dwelling abuts a residential district in which case minimum rear yard equals <b>25</b> feet.                                                                                  |
| j          | A <b>10-foot</b> landscaped strip is required but may be reduced to <b>4</b> feet or waived if deemed more appropriate.                                                                                                  |
| k          | Except when abutting LR or MR zone in which case side yard minimum equals <b>15</b> feet.                                                                                                                                |
| l          | Except when abutting LR or MR zone in which case rear yard minimum equals <b>50</b> feet.                                                                                                                                |
| m          | See Section 1-2-86 for average setback definition applicable in all districts                                                                                                                                            |
| n          | Except when a use is located partially in a residential district, in which case the setback for the residential district shall prevail.                                                                                  |
| o          | Except when a use other than a single-family dwelling abuts LR or MR zone in which case rear yard equals <b>50</b> feet.                                                                                                 |
| p          | Except when building adjoins a railroad right of way/siding and the proposed building or structure functionally requires immediate proximity to railroad right-of-way in which case rear yard required equals <b>0</b> . |
| q          | Except when building adjoins railroad right-of-way in which case side yard required equals <b>0</b> .                                                                                                                    |
| r          | Except for two-unit townhouses in which case setback equals <b>25</b> feet.                                                                                                                                              |
| s          | Except when abutting LR or MR zone in which case side yard minimum equals <b>10</b> feet.                                                                                                                                |