

# PUBLIC INFORMATION MEETING

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The Application of the  
Corridor Enhancement  
Zoning District along  
Fairmont, Wyck,  
N. Cameron & N. Loudoun



# What is the Corridor Enhancement (CE) District?

- This District was created to enhance and improve major tourist access routes throughout the City.
- Goal: “...to protect & promote the aesthetic character and functionality of major tourist access corridors leading into the Historic Winchester District”



Robinson Ice & Cold Storage (Zeropak) c. 1950's  
530 North Cameron Street

Source: Handley Regional Library Archives

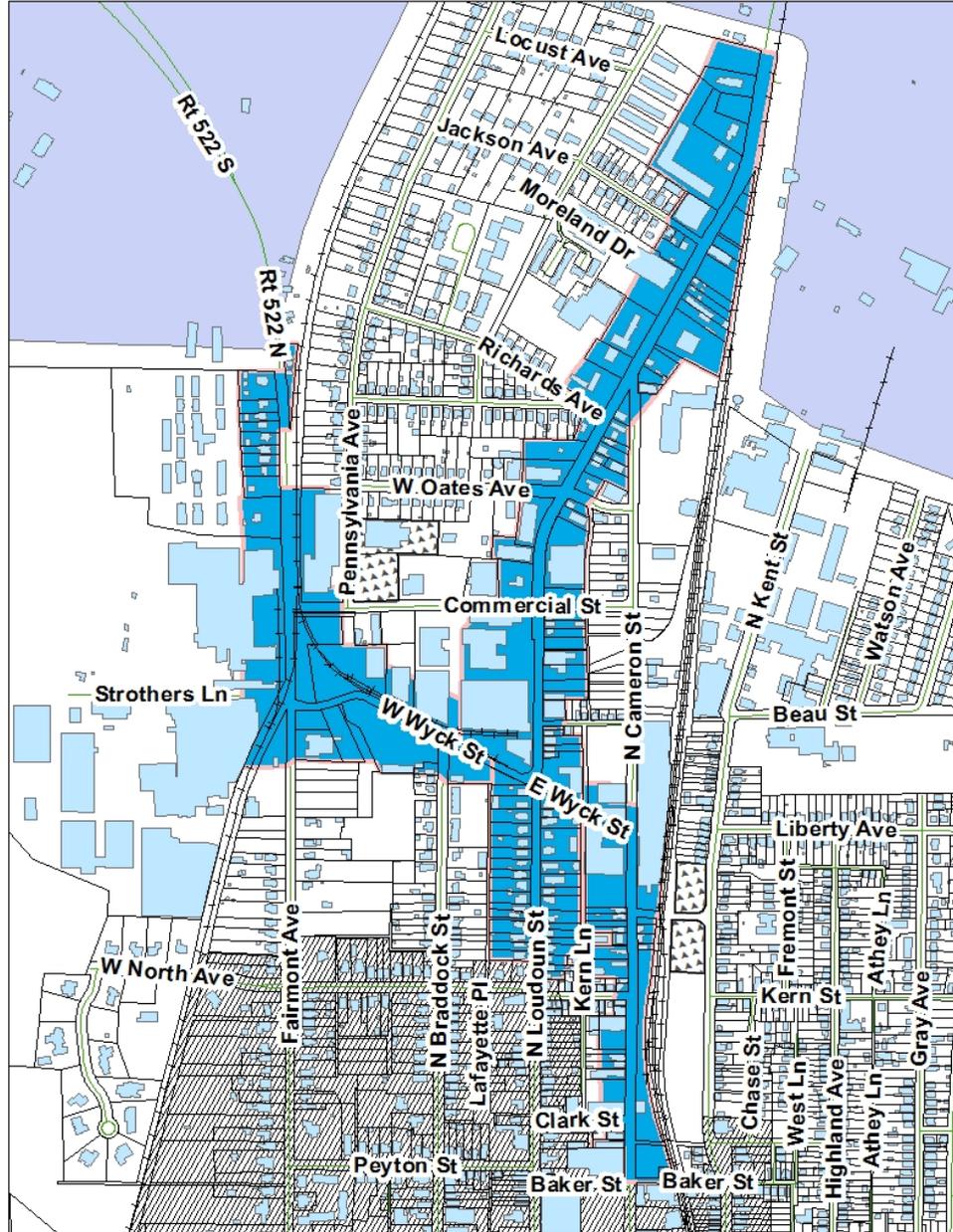
# What is the Corridor Enhancement (CE) District?

- This Zoning Overlay District sets provisions for building aesthetics and site features; **it does not change** the underlying zoning that regulates land use.
- CE provisions are a mixture of standards and recommended guidelines.

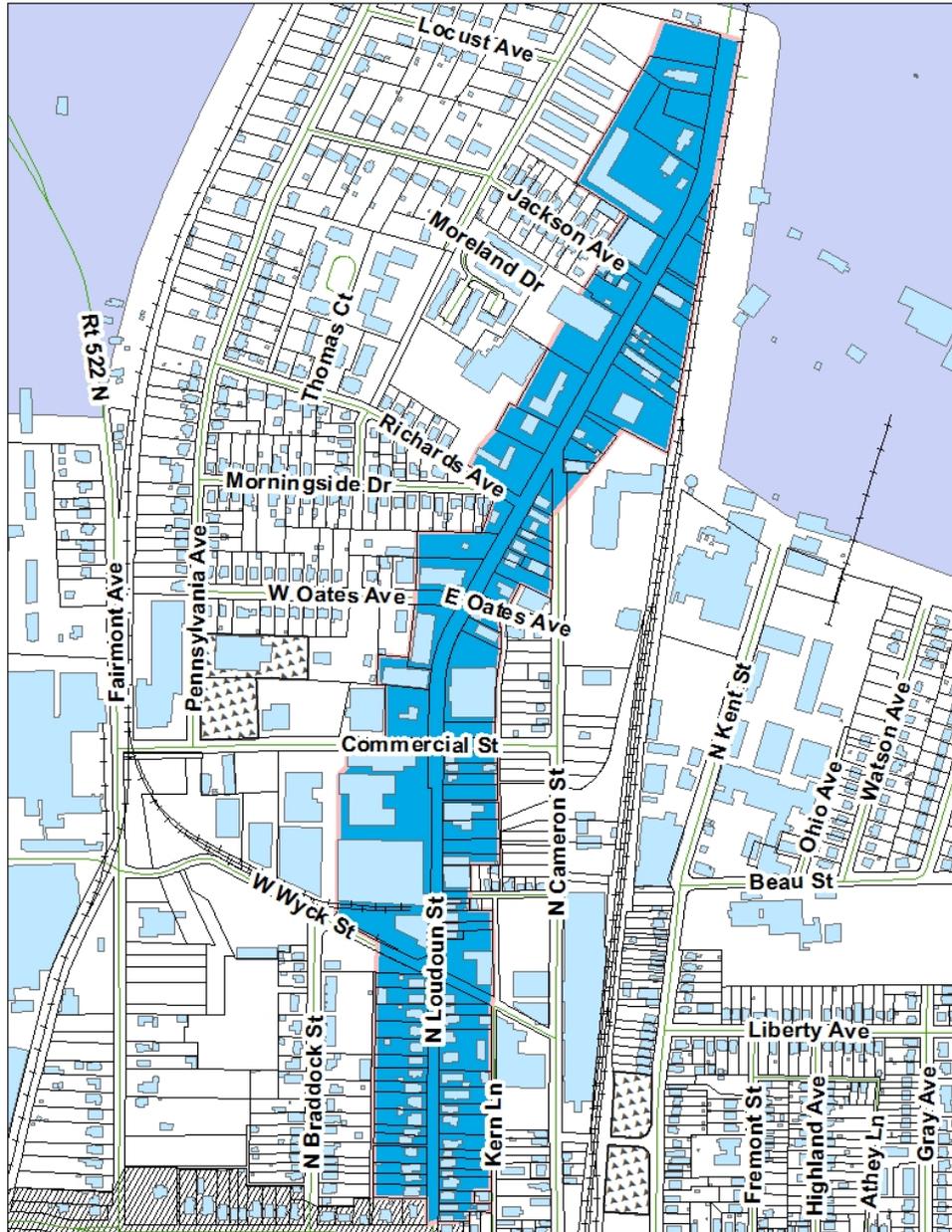


Robinson Ice & Cold Storage (Zeropak) c. 1950's  
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# The Corridor

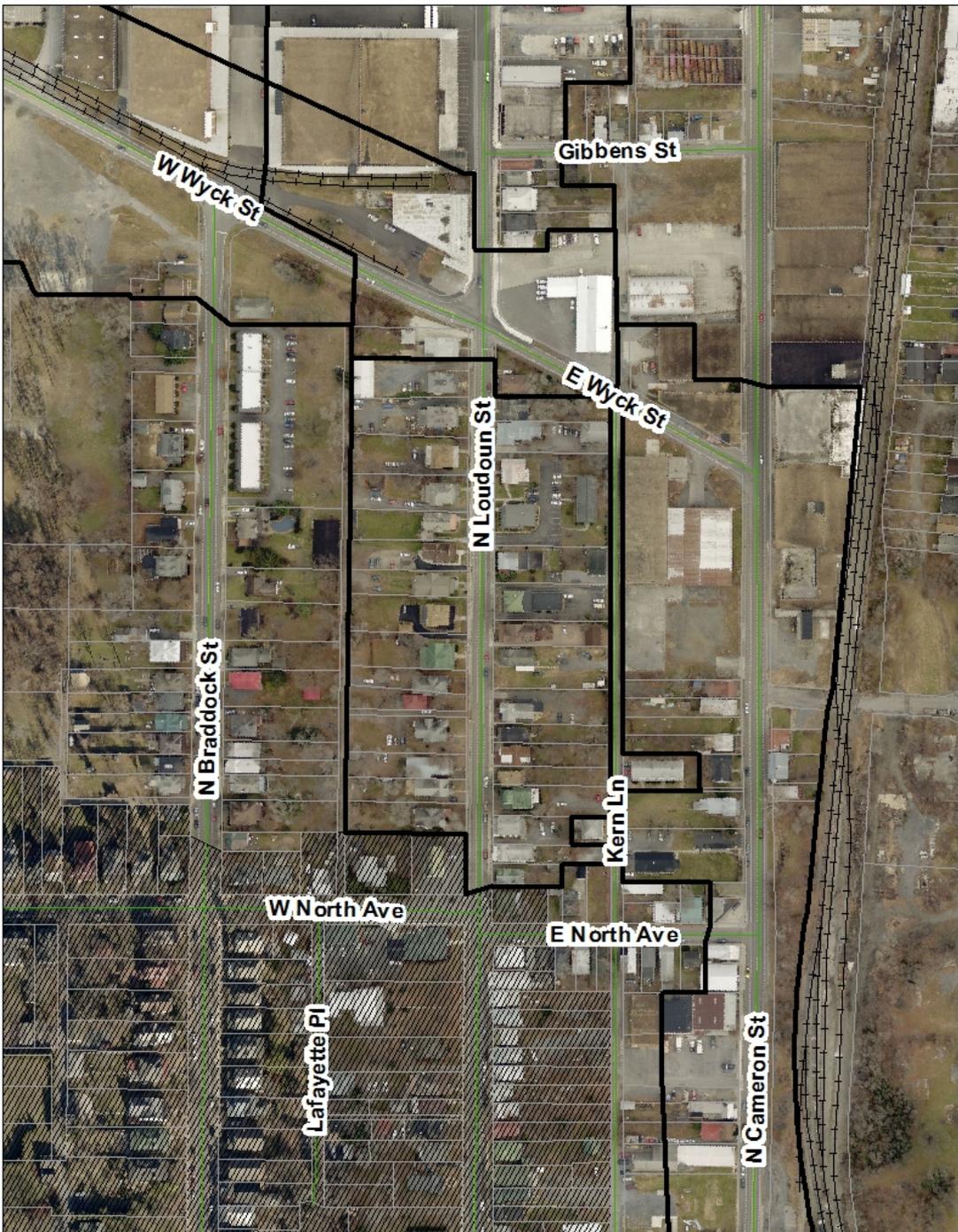


# North Loudoun Section

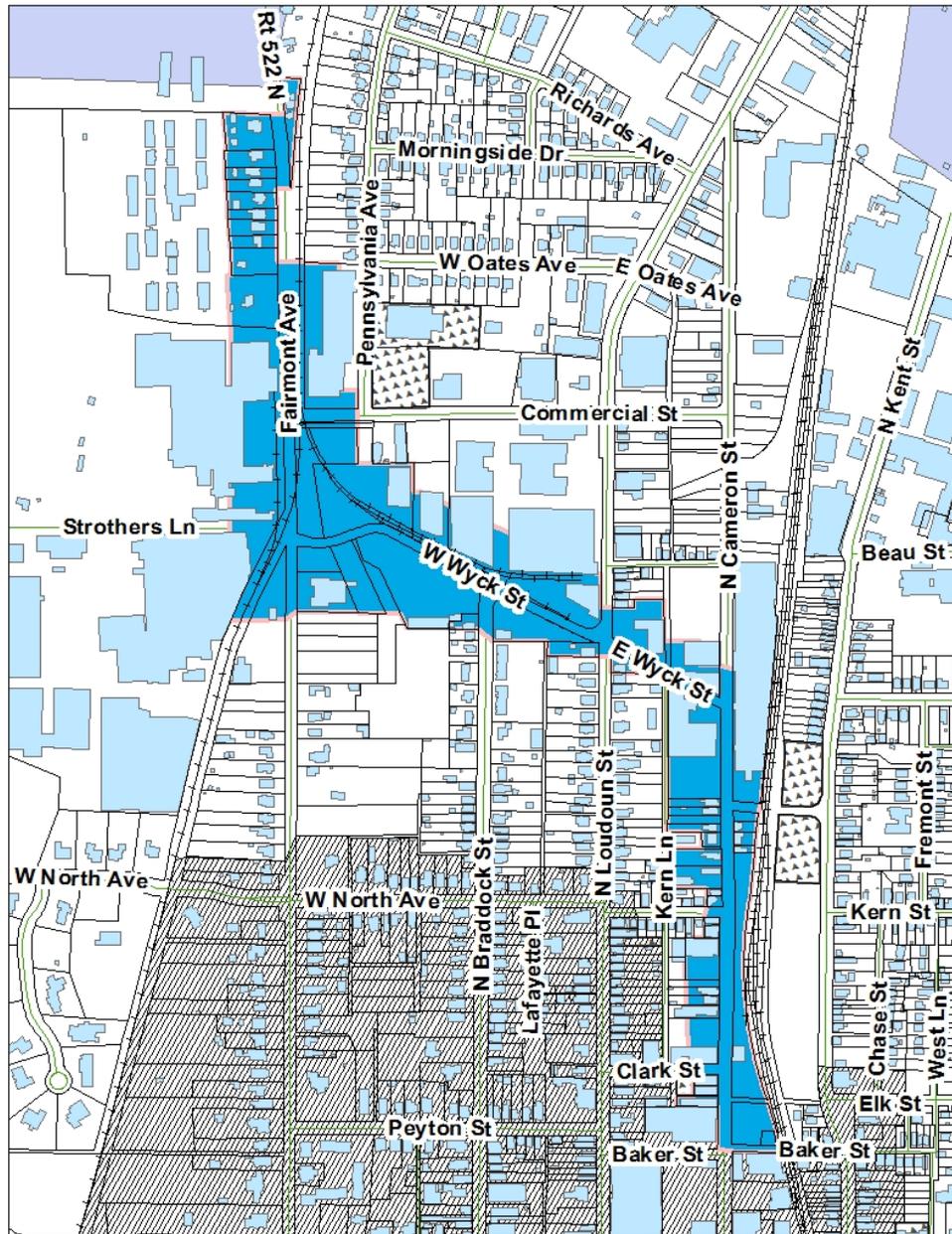








# Fairmont / Wyck / N Cameron Section







Commercial St

N Cameron St

Gibbens St

W Wyck St

N Loudoun St

E Wyck St

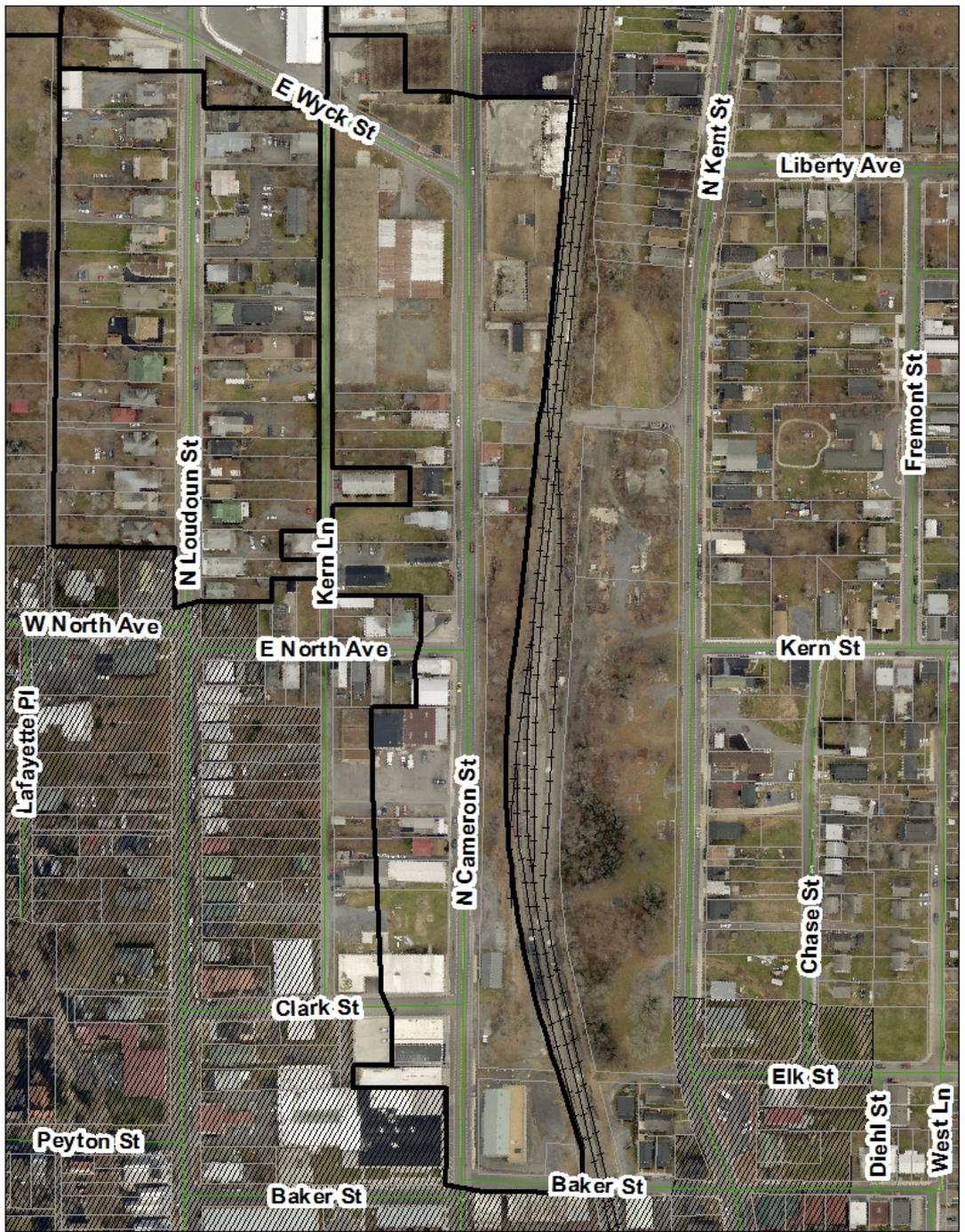
N Braddock St

Kern Ln

W North Ave

E North Ave

N Kent St



# What is Regulated by the CE District?

- **Site features such as:**
  - Sidewalks
  - Off-street parking areas
  - Signage
  - Landscaping
  - Mechanical unit placement
  - Lighting
  - Fencing
- **Building materials such as:**
  - Masonry
  - Glass
  - Metal
- **Architectural features such as:**
  - Roof pitch
  - Broken wall planes
  - Façade enhancements
  - Porches

# Activities Requiring CE Approval

- New construction
- Major exterior alterations/changes such as:
  - Door or window replacement/installation
  - Roof replacement or changes to roof features
  - Exterior cladding of the building
  - Mechanical unit replacement/installation
  - New/Alteration of Signage

# Activities Not Requiring CE Approval

- **Interior alterations** to a building or structure involving no changes or expansion of the use
- **General repair and maintenance** of the exterior of a structure as determined by the Planning Director
- Accessory residential buildings where no site development plan is required

# 725 N. Loudoun St. Comparison

C. 1950



C. 2014



# Areas Reviewed by the CE District

- Building Orientation
- Site Access
- Parking and Drive-Thru
- Main Structure
- Accessory Structure
- Signs
- Lighting
- Fences and Walls

# Building Footprint

- Maximum 20,000ft<sup>2</sup> - Encouraged
- Minimum 1000ft<sup>2</sup> - Required



Acceptable



Unacceptable

# Maximum Building Setback

- Maximum setback of 50ft - Required



Desirable - Close to Street



Undesirable - Far from Street

# Entrance Oriented Toward Street

- At least one Main Entrance Oriented Toward Street - Required



Not Oriented to Street



Oriented to Street

# Parking in Front or Corner Side Yard



- Parking Located in an area other than Front or Corner Side Yard



- No more than 60' pavement
- Parking setback 15'

# Roofs

- Encourage Min. Roof Pitch of 6:12
  - Includes fake pitched roofs on large buildings
- Addition of Roof Features (i.e. gables, soffits, dormers, cupolas) – encouraged



Flat Roof with False Pitched Roof

# Door/Window Ratio

- Require Door/Window ratio of 1:1 to 1:2- Front & Corner Side
- Encourage Door/Window ratio of 1:1 to 1:4- Non-Corner Side



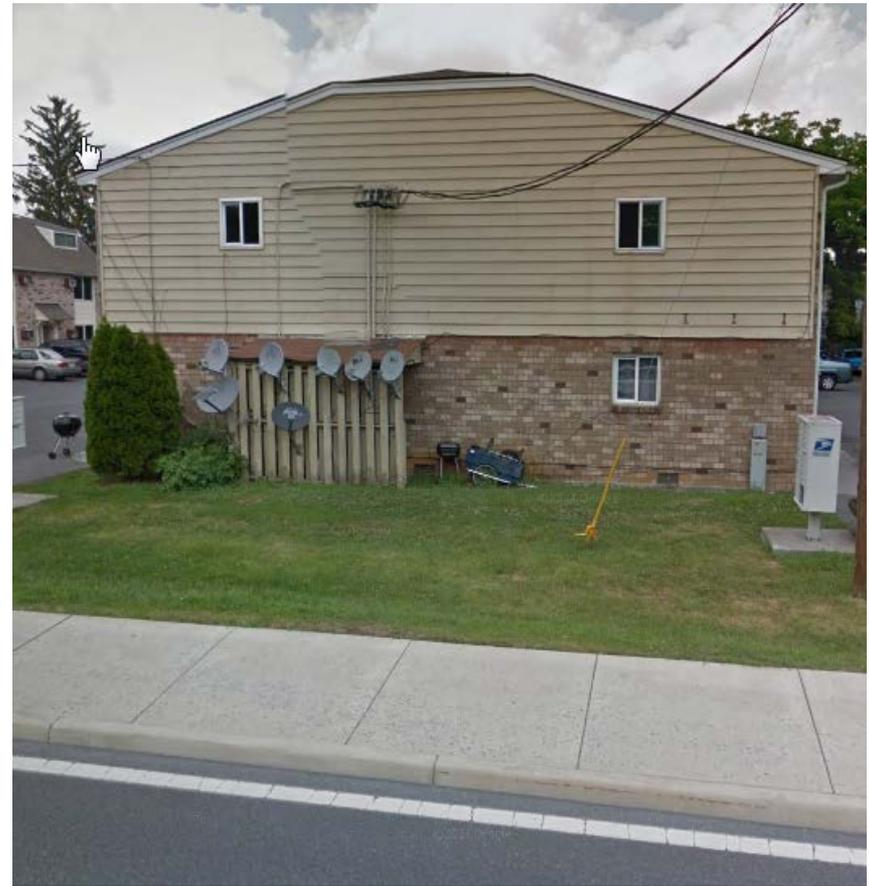
Too much transparent



Too much opaque

# Placement of Mechanical Units

- Require Placement of Mechanical Equipment in Rear Yard or Rear Roof Elevation
- Require Dish Antennas/Cell Panels not visible from Street



# Accessory Structures



- Accessory Structures should be a compatible style, color and material with the Main Structure



- Placement of Utilities and Support Equipment are required to be in Rear Yard

# Sign Style

- Signs should be monument type and a compatible style, color and material with the Main Structure
- Roof mounted signs are prohibited
- Internal Illumination Signs are discouraged
- If Internally Lit, have dark background w/ light letters
- Signs cannot be more than 15ft tall
- Discourage Temporary or Portable Signs
- Use of Banners/Pennants prohibited

# Lighting

- Ornamental Parking Lot lighting is encouraged
- Light pole maximum height is 24 feet



# Fences and Walls

- Chain Link Fences are prohibited in Front & Corner Side Yards
  - They are discouraged in areas visible from the street
- It is encouraged to preserve existing Limestone walls
- New freestanding or retaining walls are to be made out of stone or brick



Preserved Limestone wall



Dilapidated Chain Link

# The Approval Process

## Required Materials for Application

- Completed application from the City's Planning Department
- New Construction:
  - Architect's or artist's rendering of all proposed structures
- Minor Alterations to existing structures:
  - A photograph of the affected elevations with a sketch of the changes
- Rendering of the landscape treatment in perspective view
- Location and design of all proposed exterior site lighting and signage
- Photographs or drawings of adjacent structures and circulation system for vehicles and pedestrians

# The Approval Process Cont.

- **Action by the Review Board**
  - If an application is approved, a Certificate of Appropriateness will be issued by the Planning Dept.
  - If an application is not in conformance with the standards and guidelines of the CE District, then it shall be denied or approved with reasonable conditions
  - If an application is denied, the applicant will be provided any and all reason(s) of denial.
- **Expiration**
  - Any Certificate of Appropriateness shall expire after (2) years if the approved work has not commenced

# The Appeals Process

- **Appeal of Commission Decision**
  - Any person may appeal a decision to City Council.
  - The appeal must be made within ten (10) days from the final decision by the Commission
  
- **Appeal of Governing Body Decision**
  - Any person may appeal a decision to the Circuit Court.
  - The appeal must be made within thirty (30) days from the final decision of City Council.

# Timeline

- Public Information Meeting- **May 4<sup>th</sup>**
- PC Meeting Resolution to Initiate CE Rezoning- **May 17<sup>th</sup>**
- PC Work session for CE Rezoning- **June 7<sup>th</sup>**
- PC Meeting- Public Hearing for CE Rezoning- **June 21<sup>st</sup>**
- CC Work session for CE Rezoning- **June 28<sup>th</sup>**
- CC 1st reading for CE Rezoning- **July 12<sup>th</sup>**
- CC 2nd reading/public hearing for CE Rezoning- **July 26<sup>th</sup>**

# Questions?



Winchester Cold Storage plant and old Fairgrounds c. 1925

Source: Handley Regional Library Archives