



# **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 into 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 Guided 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

# Comments & Concerns

## May 4, 2016 Public Information meeting

- STANDARD- Installation of underground utilities if change in use of building requires more parking
- GUIDELINES- Parking discouraged in front yard and corner side yards. More than 60' of parking area between street and building
- STANDARD- At least one building within maximum setback of 50'
- STANDARD- Chain Link fencing not in front or corner side yards
- STANDARD- Banners & Pennants prohibited



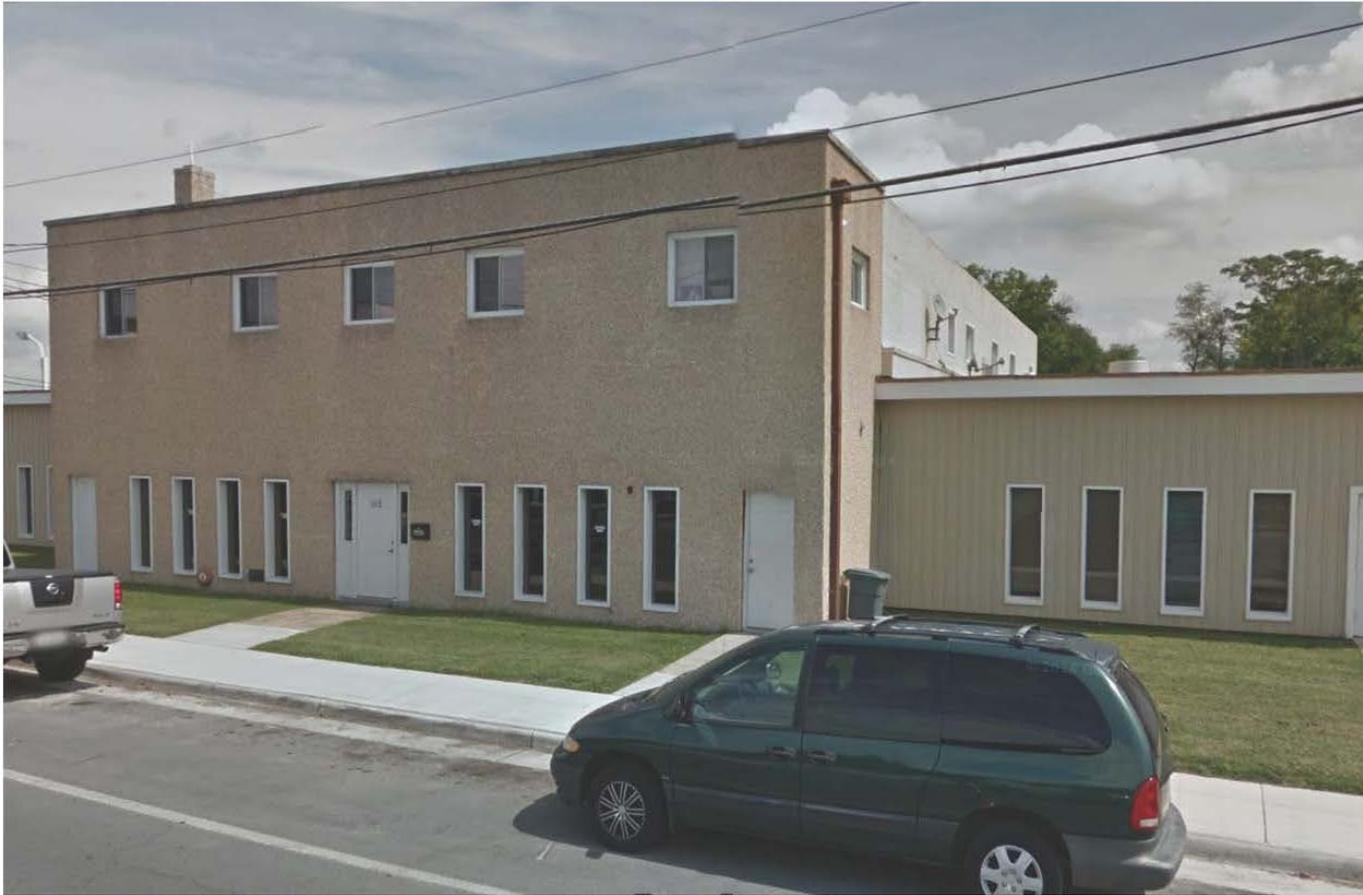
Install underground utilities if change of building use requires more parking

# ARTICLE 14.2

## CORRIDOR ENHANCEMENT DISTRICTS

§14.2-8.4(j)

In addition to the provision for undergrounding of utilities in Section 18-22-1 of this Ordinance, any change of use which increases the parking requirement shall incorporate placement of distribution lines for electrical, telephone, cable television and any other services requiring wires or cables underground. The Administrator may waive, after petition by the property owner, this requirement for residential work when the administrator determines that such waiver is warranted because there are few if any utility poles on the project side of the street and a waiver will prevent the installation of additional utility poles. Such petition shall be made in the form prescribed by the Administrator and accompanied by the fee as per Article 23 of this Ordinance.



Parking in front and corner side yard discouraged.

More than 60 feet of parking area discouraged between front of building and street



Maximum setback of least one building required to be no more than 50 feet except with approval of a CUP



Chain link fencing prohibited within  
front and corner side yards



Banners and Pennants prohibited



Martinsburg Pike (US Rte 11) in Frederick County just north of proposed  
N. Loudoun St CE District

# Aerial View of Fairmont/ N Loudoun Between Wyck



# 725 N Loudoun St



# 725 N Loudoun St



# 536 N Cameron St



# 536 N Cameron St

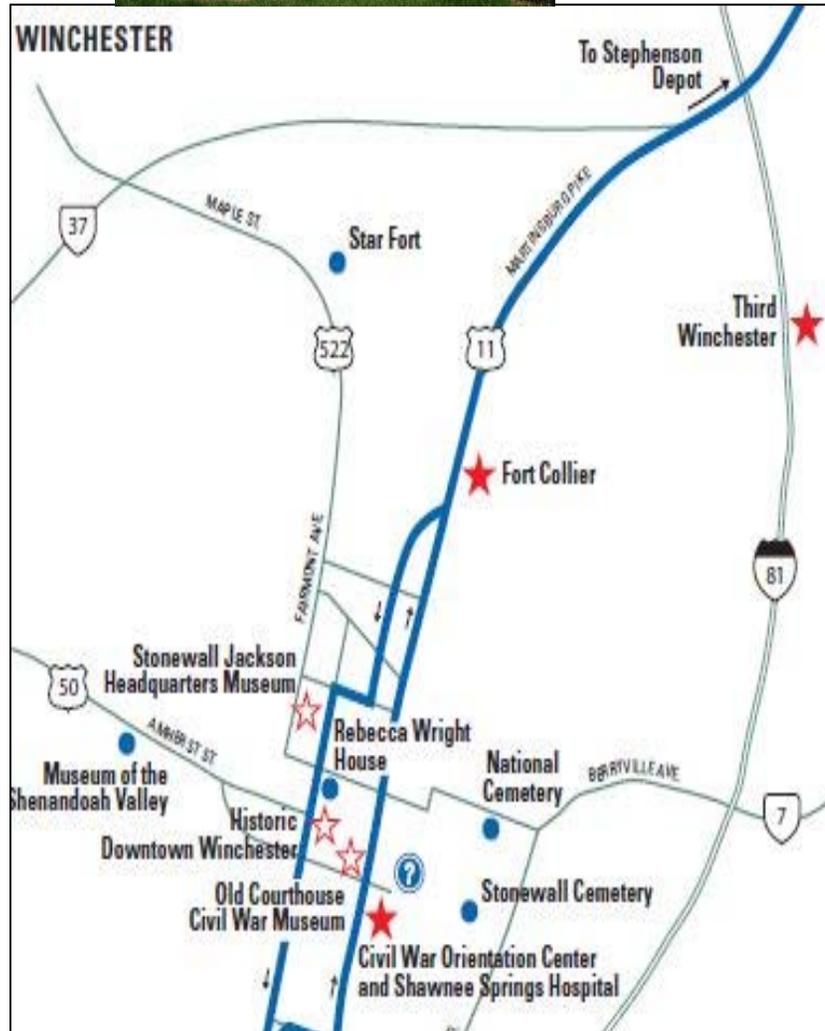




# Follow the APPLE TRAIL

An Apple Adventure Tour

*A Taste of the Apple Capital of Virginia!*



## AMERICAN CRAFT BEER WEEK

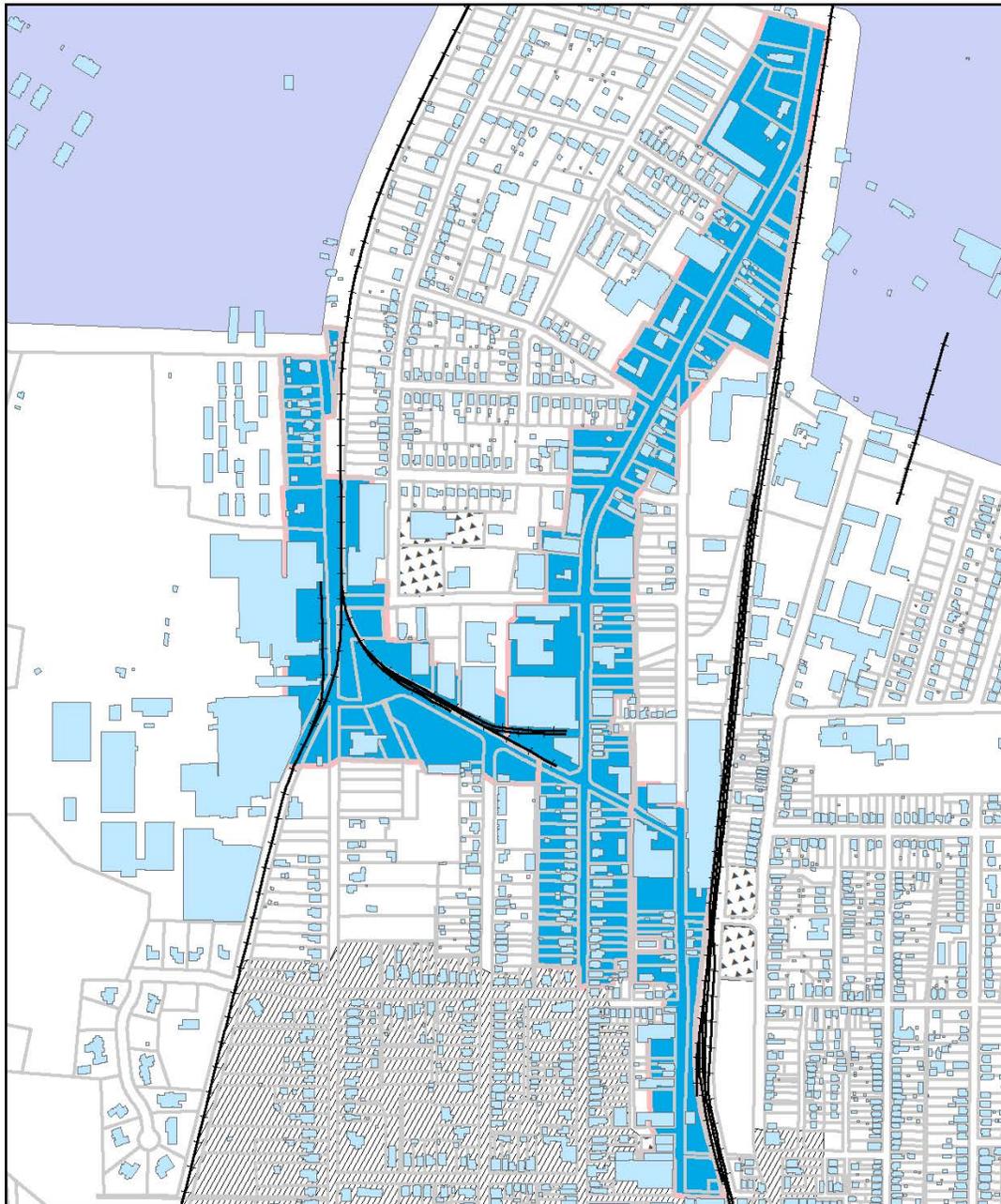
~ MAY 16-22, 2016 ~

*Backroom  
Brewery*



*Winchester  
BREWWORKS*

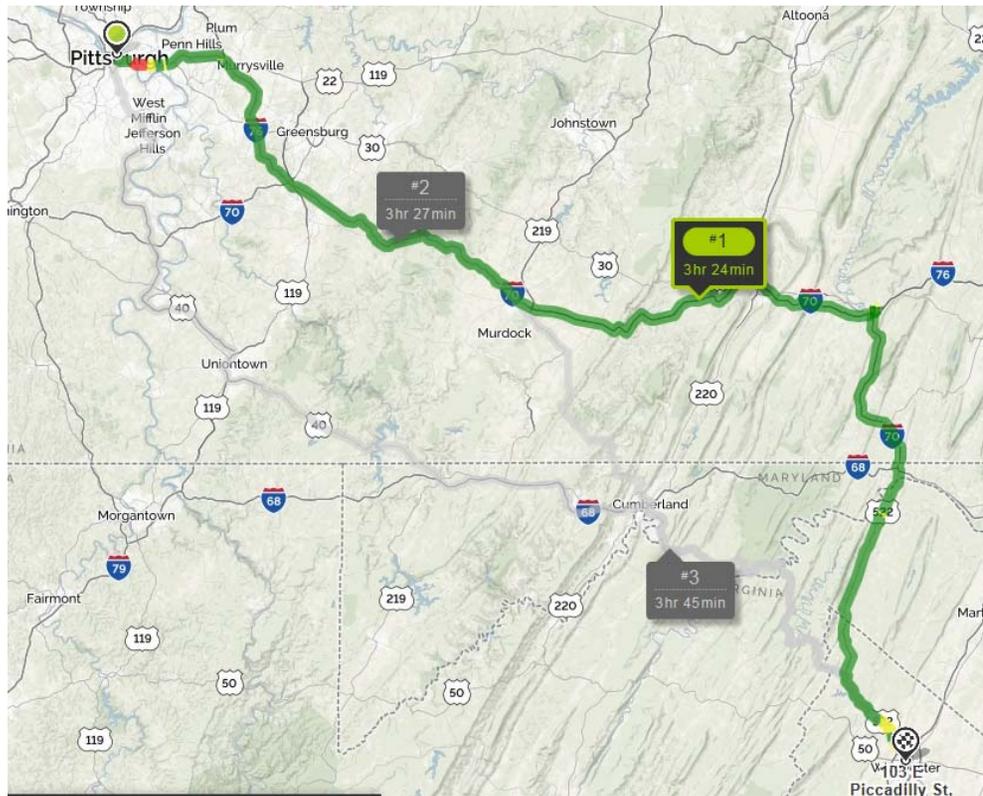


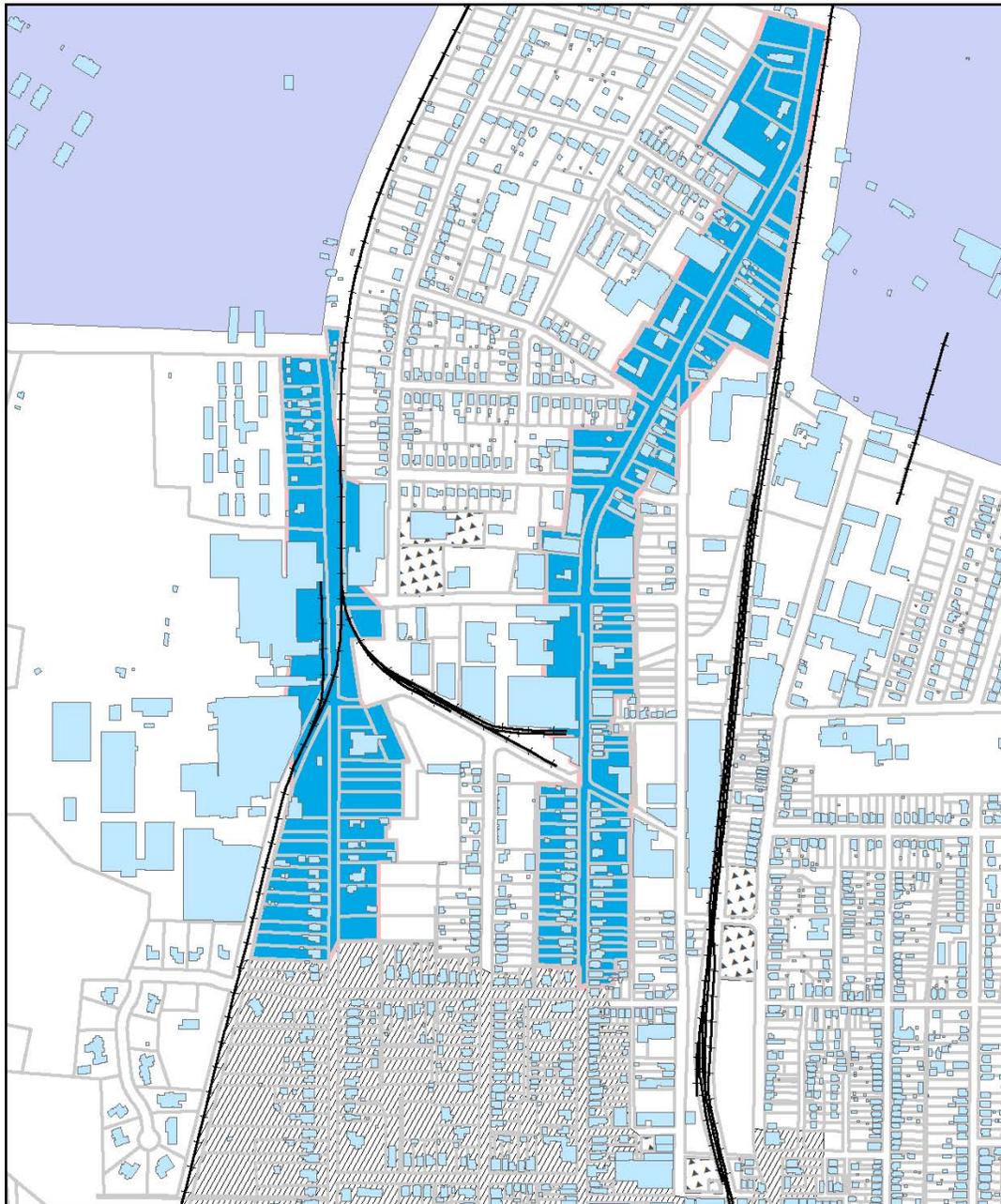


Fairmont/Wyck/N Cameron/ N Loudoun  
Proposed CE District  
Option 1

# Navigation to historic district

Navigational services still direct motorists down Fairmont Ave to destinations within historic district





Fairmont/Wyck/N Cameron/ N Loudoun  
Proposed CE District  
Option 2

# Timeline

- ~~Public Information Meeting #1- 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>~~
- **Public Information Meeting #2- July 27<sup>th</sup>**
- **PC Meeting- Cont.- August 16<sup>th</sup>**
- **CC Work session for CE Rezoning- August 23<sup>rd</sup>**
- **CC 1st reading for CE Rezoning- September 13<sup>th</sup>**
- **CC 2nd reading/public hearing for CE Rezoning- Sept 27<sup>th</sup>**

# Discussion/Questions?



Winchester Cold Storage plant and old Fairgrounds c. 1925

Source: Handley Regional Library Archives