



PUBLIC INFORMATION MEETING

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

What is a Corridor Enhancement (CE) District?

- These Districts were 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”



Source: Handley Regional Library Archives

Impetus for Corridor Enhancement- Chamber of Commerce Report

GENERAL RECOMMENDATIONS

"Community Corridors Require Special Attention"

The committee is of the singular perspective that because of their importance to the economic development of Winchester-Frederick County, the appearance of roadway corridors leading into the community deserve special attention.

"Our Community Needs To Establish Standards For Corridors"

Because of the importance of the appearance of roadway corridors, standards need to be established for the purpose of bringing their appearance into conformity with the model corridor envisioned in this report. This report provides both an analysis of those factors that contribute to the appearance of roadway corridors and recommendations as to what should be done regarding each factor to improve the overall appearance of our community's roadway corridors.



Report
of the
Corridor Appearance
Task Force

JANUARY, 1993

Winchester-Frederick County Chamber of Commerce
1360 S. Pleasant Valley Road
Winchester, Virginia 22601



Martinsburg Pike (US Rte 11) in Frederick County
entry to N Loudoun CE

N Loudoun Corridor Uses/Acreage

Use Type	Approx. # of uses	Use Percentage	Total Acreage	Acreage Percentage
Commercial	45	51%	25.8 acres	74%
Residential	41	47%	6.0 acres	17%
Industrial	2	2%	3.2 acres	9%
TOTAL	88 Parcels		35 Acres	

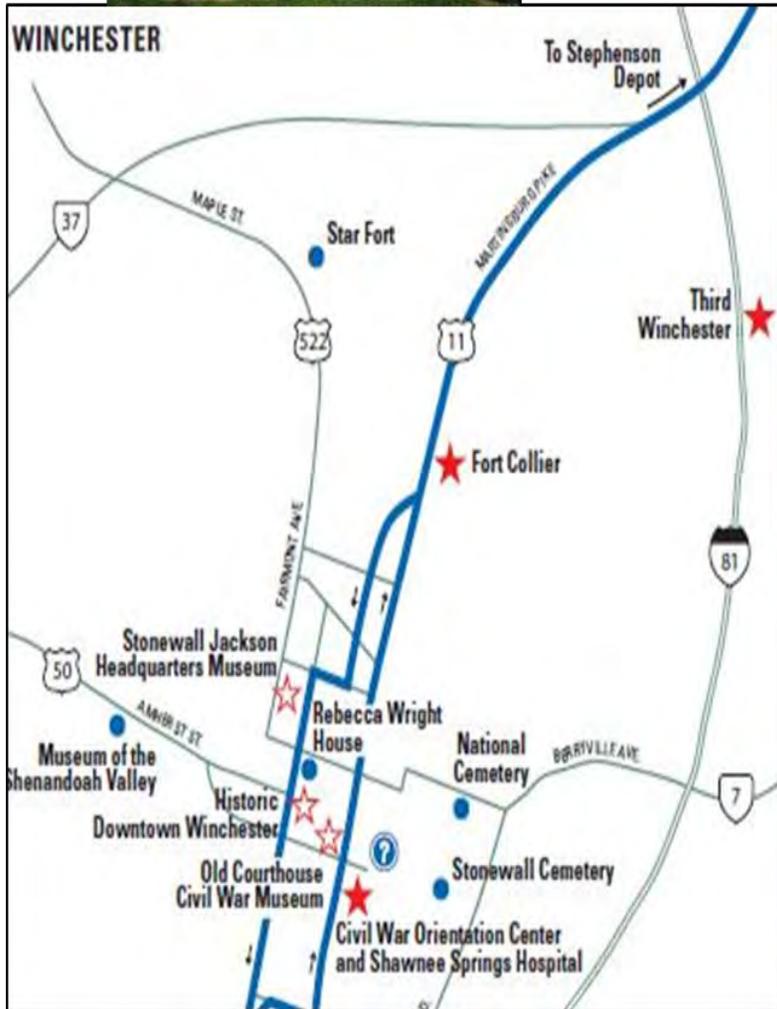
Virginia Code: Enabling Legislation

§ 15.2-2306. Preservation of historical sites and architectural areas.

A.1. Any locality may adopt an ordinance setting forth the historic landmarks within the locality, ...amending the existing zoning ordinance and delineating one or more historic districts, adjacent to such landmarks, buildings and structures, or encompassing such areas, **or encompassing parcels of land contiguous to arterial streets or highways found by the governing body to be significant routes of tourist access to the locality or to designated historic landmarks, buildings, structures or districts therein or in a contiguous locality.**



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AMERICAN CRAFT BEER WEEK

~ MAY 16-22, 2016 ~



US Route 522- A Tourism Corridor



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/Zoning Director
- Accessory residential buildings where no site development plan is required

Areas reviewed by the CE district

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

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



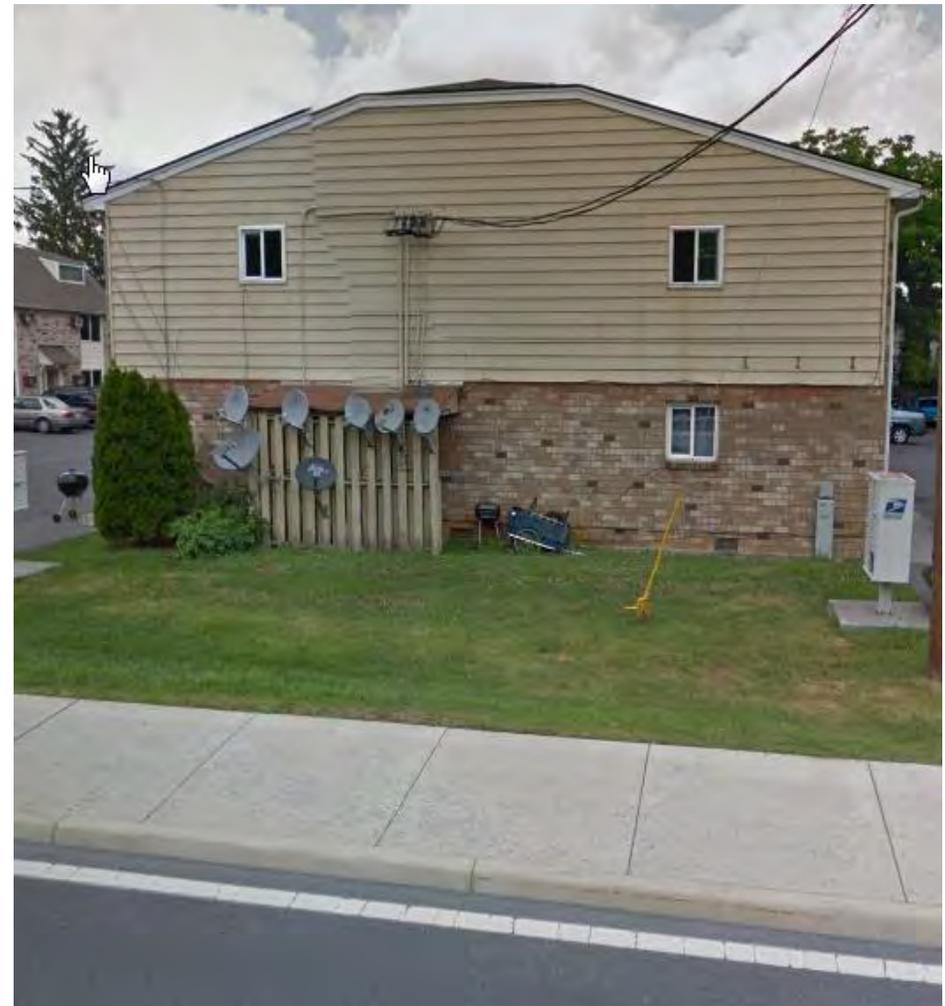
Too much transparent



Too much opaque

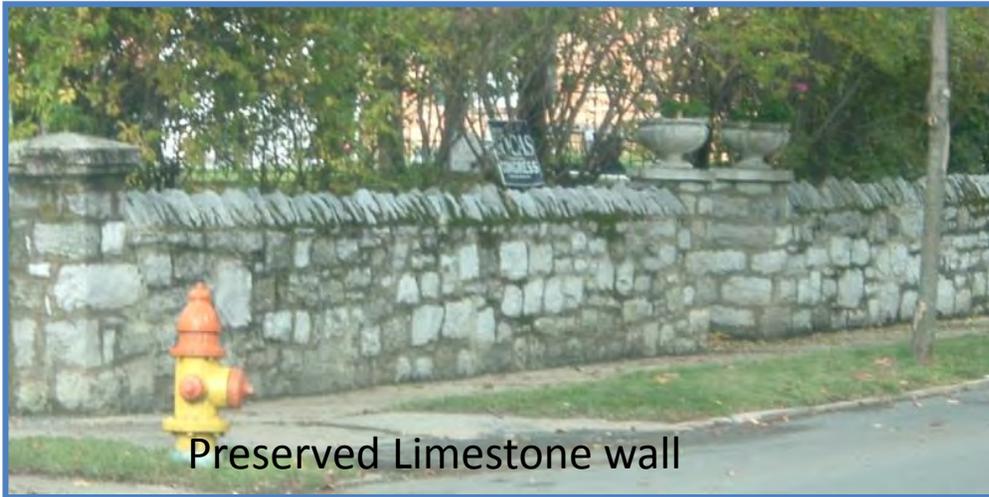
Placement of Mechanical Units

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



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

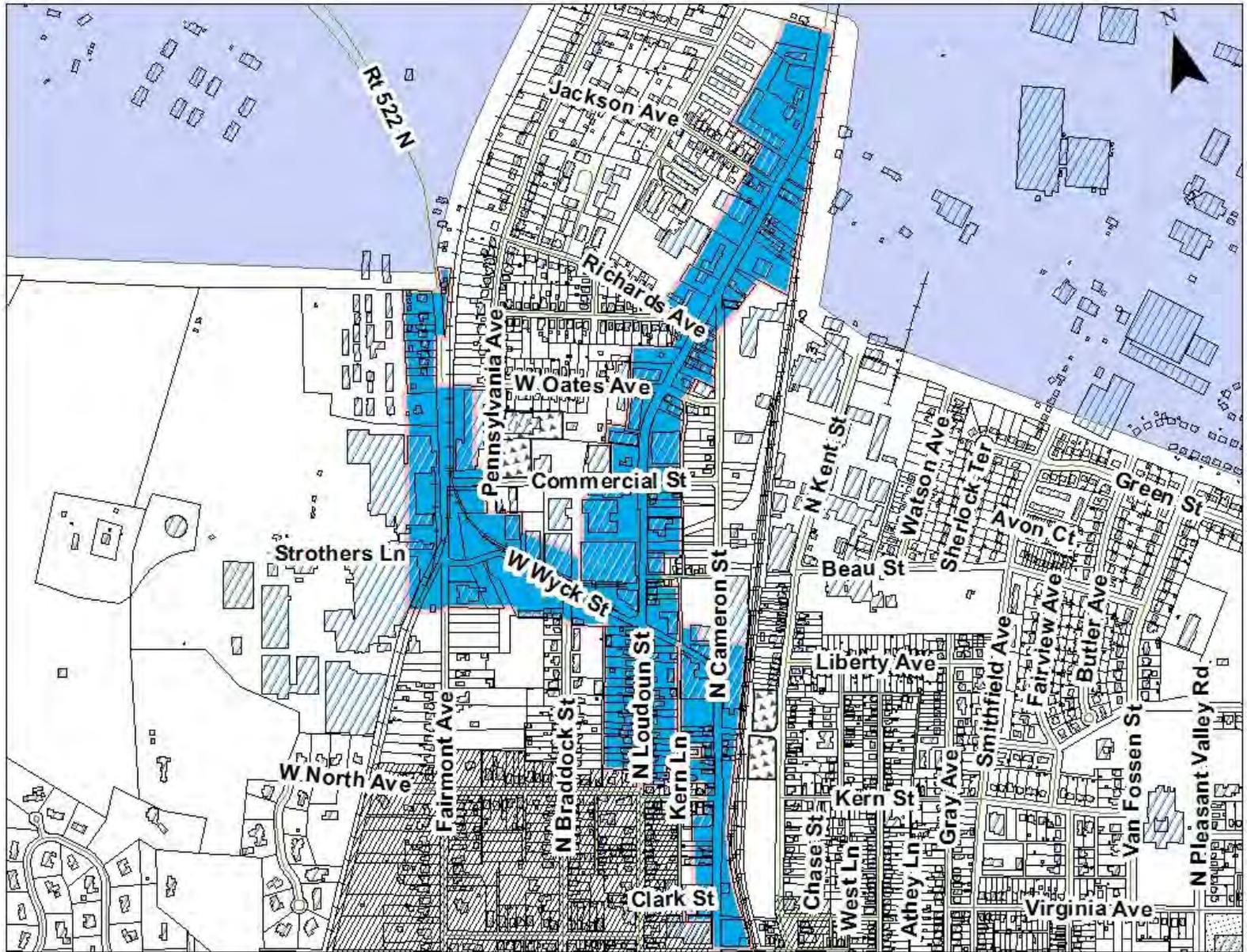


Preserved Limestone wall

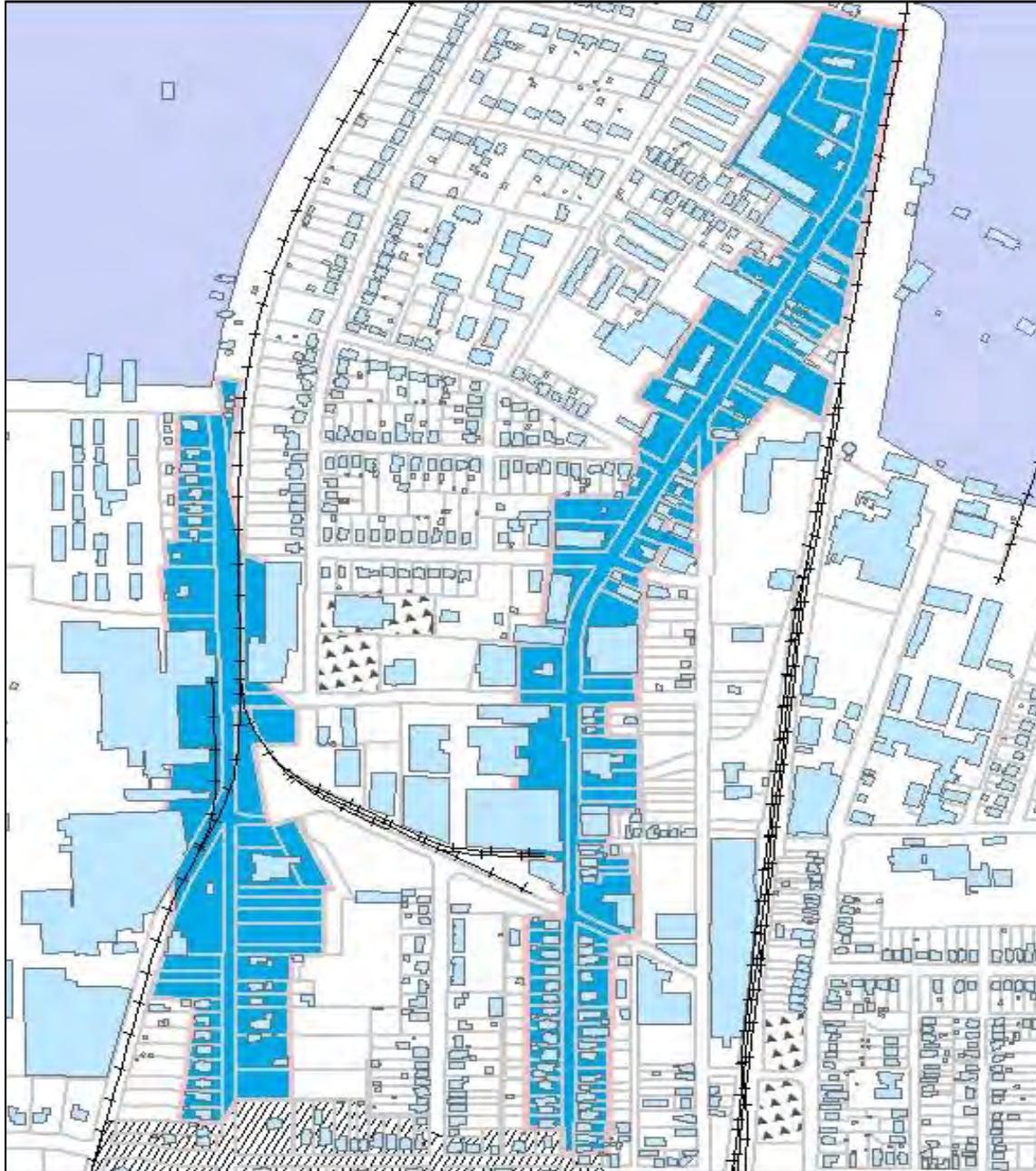


Dilapidated Chain Link

Option 1



Option 2



Timeline

- PC Work Session for CE Rezoning- Sept 6th
- PC Meeting- Cont.- Sept 20th
- CC Work session for CE Rezoning- Sept 27th
- CC 1st reading for CE Rezoning- October 11th
- CC 2nd reading/public hearing for CE Rezoning- Oct 25th





**Amending The Zoning Ordinance
to make greater use of standards
in Northside CE districts**

Draft/Possible- Northside CE District Standards vs Guidelines Analysis

<i>Building Orientation</i>	Current Northside CE Guideline	Option 1 Northside CE Standard
Maximum 1st floor Footprint	Encourage-20,000sf	Require 50,000sf (ex. With CUP)
Bikerack or Transit Stop (i.e. Shelter or Bench)	Encourage	N/A
<i>Parking and Drivethru</i>		
Parking Located in Front or Corner Side Yard	Discourage	N/A
More than 60' of off-street parking between bldg and street	Discourage	Prohibit
Increased Parking Setback (Front and Corner Side)	Encourage-15'	Require-15'
Max. limit on number of Drive-Thru lanes	Encourage-3	Require-4
<i>Other</i>		
Outdoor Display Visible from Street	Discourage	N/A
Cellular towers (Lattice-type structures)	Discourage	Prohibit (ex.with CUP)

Draft/Possible- Northside CE District Standards vs Guidelines Analysis

Structure	Current Northside CE Guideline	Option 1 Northside CE Standard
Min. Roof Pitch (includes fake pitched roofs on large bldgs)	Encourage-6:12	Require-6:12 (Residential use only)
Porches	Encourage	Require (Residential use only)
Min & Max Wall: Door/Window Ratio- Non-Corner Sides	Encourage-1:1to1:4	Require-1:1to1:4 (ex.with CUP)
Corrugated or sheet metal walls on rear elevation	Discourage	Prohibit (Residential/Commerical use only)
Reflective surface other than window glass	Discourage	Prohibit (Residential/Commerical use only)
Use of more than 3 colors on bldg, excluding roof color	Discourage	Prohibit (Residential use only)

Dairy Queen 2291 Valley Ave



Structure	Route 11-Valley Ave.
Use of more than 3 colors on bldg, excluding roof color	Discourage

Byrd Office Building 2913 Valley Ave



Structure	Route 11-Valley Ave.
Min. Roof Pitch (includes fake pitched roofs on large bldgs)	Encourage-6:12

Discussion/Questions?



510 North Loudoun Street, Winchester, VA.

"U R Home" tourist inn, run by Mrs. L.E. Fries.

Date estimated as c. 1930s.

Source: Handley Regional Library Archives