

CITY OF WINCHESTER
 MINIMUM ZONING STANDARDS
 For Selected Zones and Uses
 (Updated 12/12/14)

Zone	Use	Lot Area (sq. ft.)	Lot Width (ft.)	SETBACKS/YARDS (letters signify exceptions - see table on reverse)			
				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	10	20	25
	MF Res	**3,300TPA/unit	70	35	25	25	25
	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 over-under/back-front 20/unit	20	4	15	25
	2F Res	2,800/unit	side-by-side 30/unit over-under/back-front 20/unit	20	6	15	25
	TH Res	2,800/unit	30	20	6	15	25
	Other	7,000	70	30	25	25	25
RO-1	SF Res	10,000	100	35	10	25	25
	Other	20,000	100	35	10	30	25
RB-1	1 st & 2 nd Res	**1,500/unit	20	0	0	0	15
	3 rd & 6 th Res	**2,000/unit	20	0	0	0	15
	7 th & Up Res	**2,500/unit	20	0	0	0	15
	Other	0	20	0	0	0	15
B-1	Res	**1,000/unit	0	0	0	0	0
	Other	0	0	0	0	0	0
B-2	SF Res	10,000/unit	100	35	10	35	25
	Other	10,000/bldg.	100	35	10	35	25
CM-1	All	20,000/bldg.	125	35	10	35	25
M-1	All	0	0	50	15	50	25
M-2	All	0	0	50	15	50	25

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 50 feet.
c	Except when abutting LR or MR zones in which case rear yard minimum equals 75 feet.
d	Except when abutting a residential zone in which case side yard minimum equals 5 feet.
e	Except when abutting a residential zone in which case rear yard minimum equals 20 feet.
f	Except when abutting a residential zone in which case side yard minimum equals 25 feet.
g	Except when abutting a residential zone in which case minimum yard equals 50 feet.
h	Except when a use other than a single family dwelling abuts residential district in which case minimum side yard equals 5 feet.
i	Except when use other than a single family dwelling abuts a residential district in which case minimum rear yard equals 25 feet.
j	A 10-foot landscaped strip is required but may be reduced to 4 feet or waived if deemed more appropriate.
k	Except when abutting LR or MR zone in which case side yard minimum equals 15 feet.
l	Except when abutting LR or MR zone in which case rear yard minimum equals 50 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 50 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 0 .
q	Except when building adjoins railroad right-of-way in which case side yard required equals 0 .
r	Except for two-unit townhouses in which case setback equals 25 feet.
s	Except when abutting LR or MR zone in which case side yard minimum equals 10 feet.