

PUBLIC INFORMATION MEETING

The Application of the
Corridor Enhancement
Zoning District along
Millwood Avenue



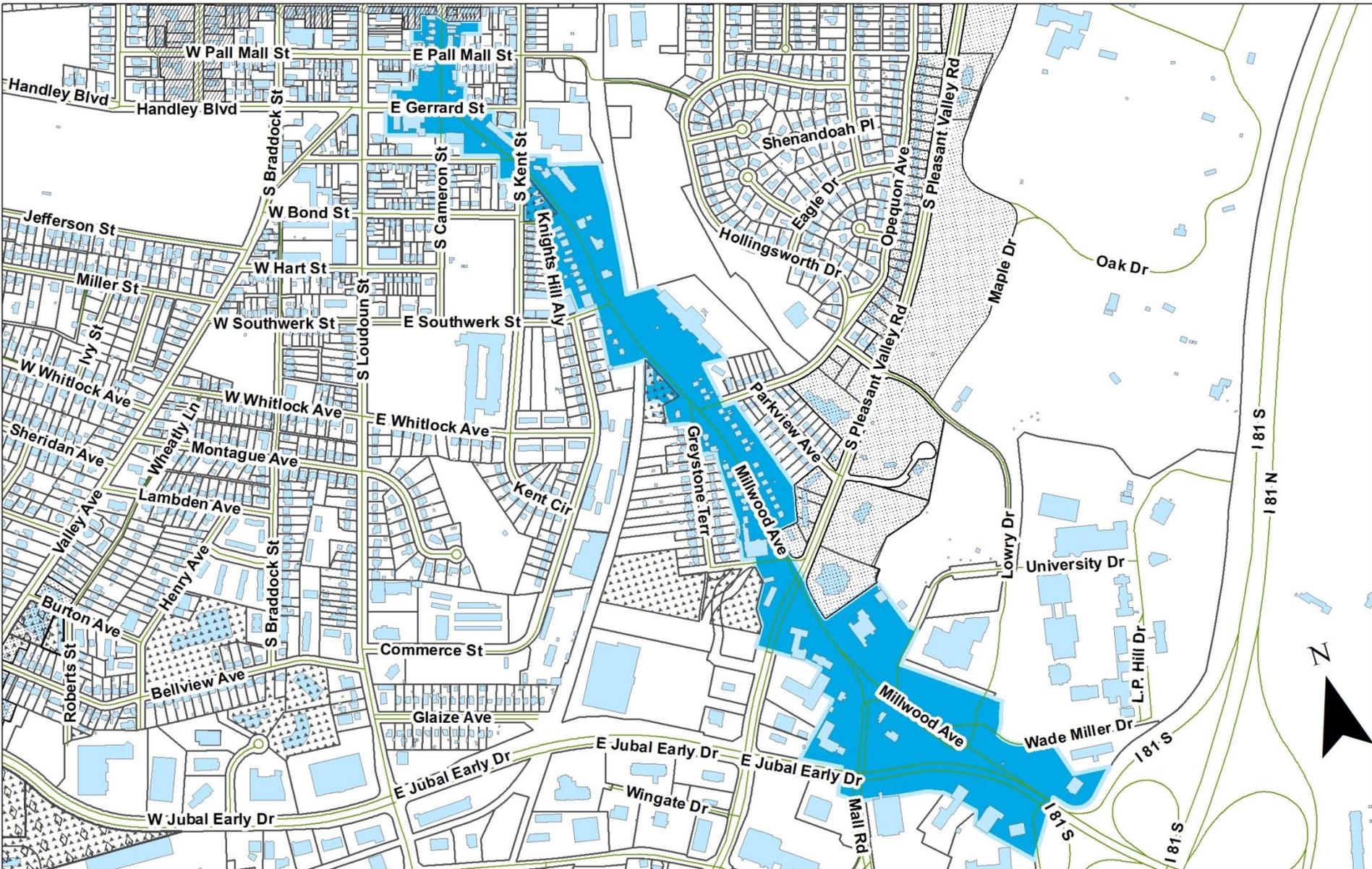
What is the Corridor Enhancement (CE) District?

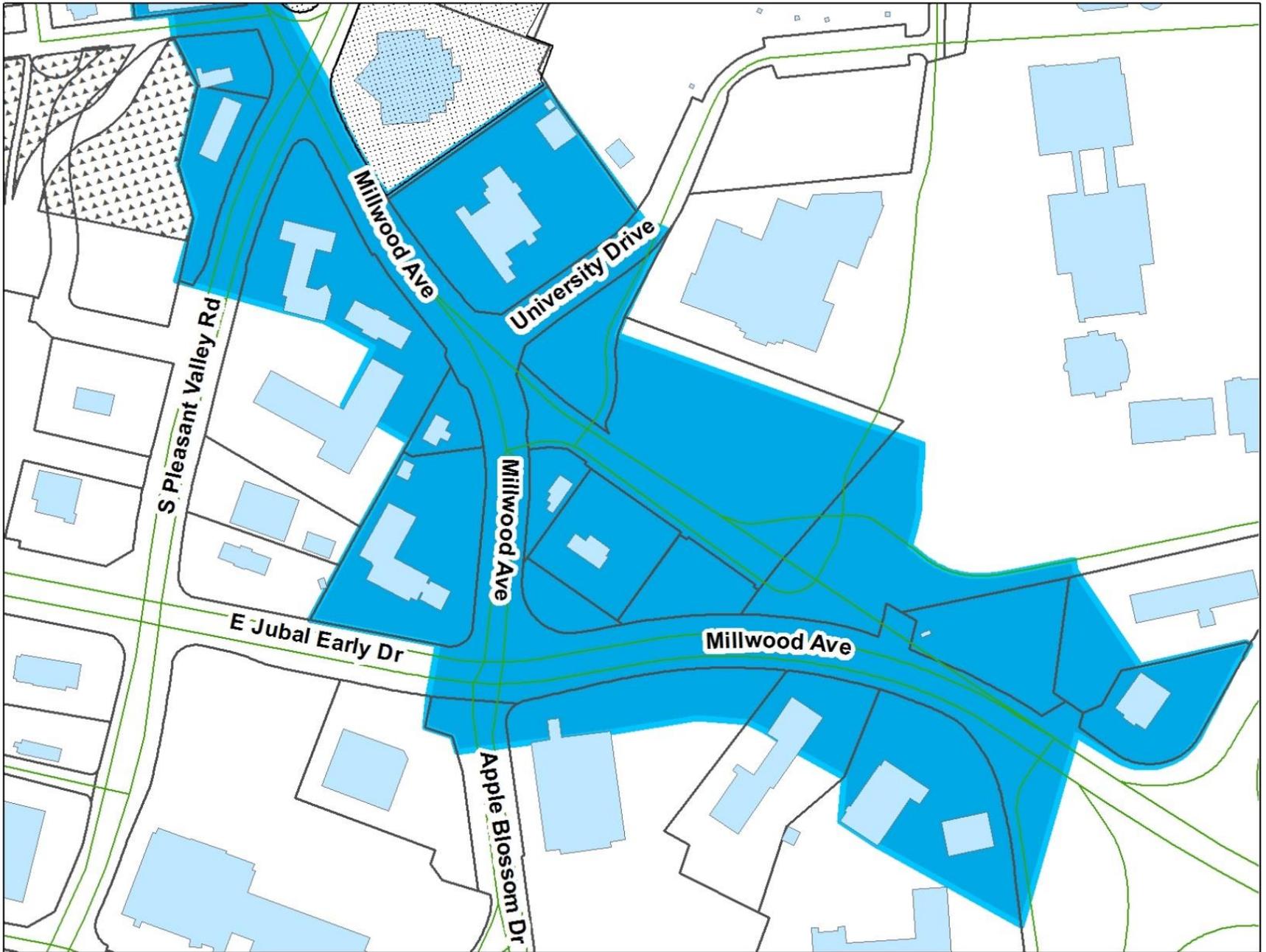
- This District was created to enhance and improve major tourist access routes throughout the City.
- Goal: “...to protect & promote the aesthetic character and functionality of major tourist access corridors leading into the Historic Winchester District”



Millwood Avenue c. 1960's
Source: Handley Regional Library Archives

The Corridor













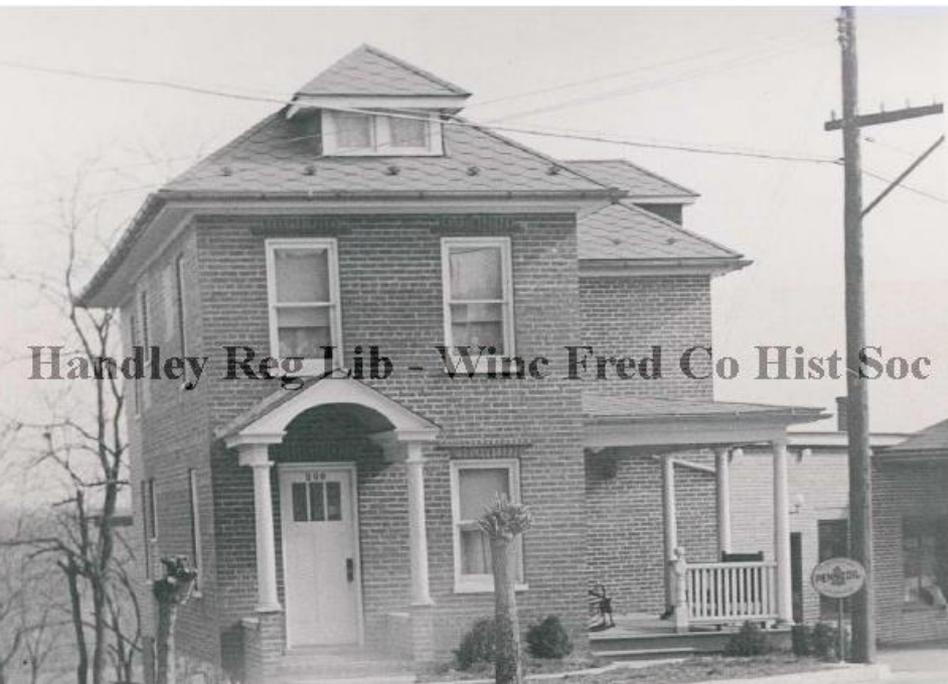


What is Regulated by the CE District?

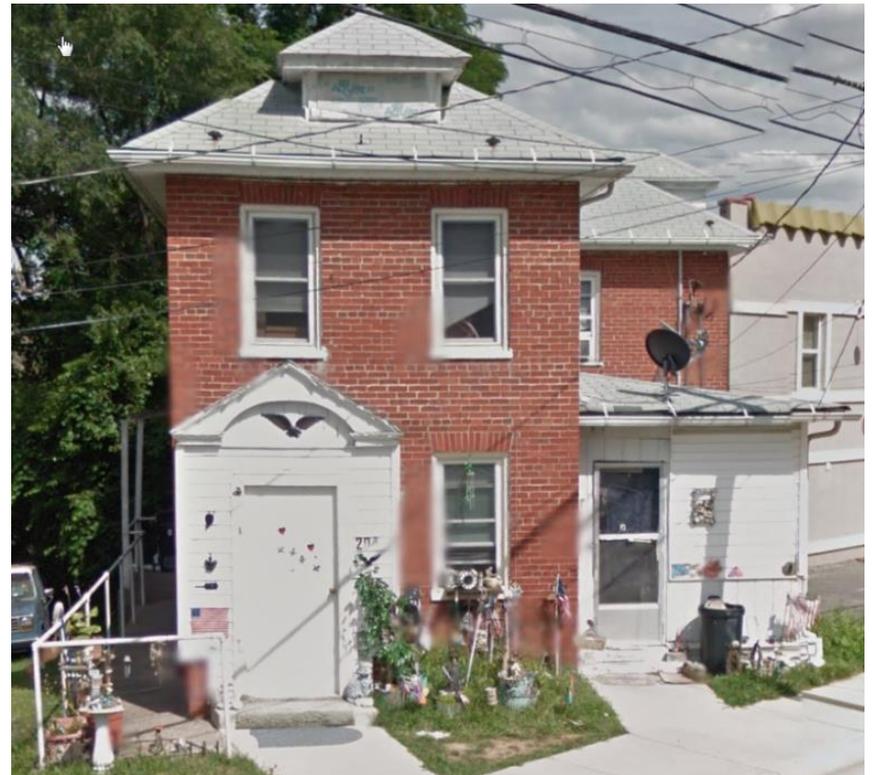
- **Site features such as:**
 - Sidewalks
 - Off-street parking areas
 - Signage
 - Landscaping
 - Mechanical unit placement
 - Lighting
 - Fencing
- **Building materials such as:**
 - Masonry
 - Glass
 - Metal
- **Architectural features such as:**
 - Roof pitch
 - Broken wall planes
 - Façade enhancements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

200 Millwood Ave Comparison

C. 1940



Sept. 2014



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

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 20,000ft² - Encouraged
- Minimum 1000ft² - 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



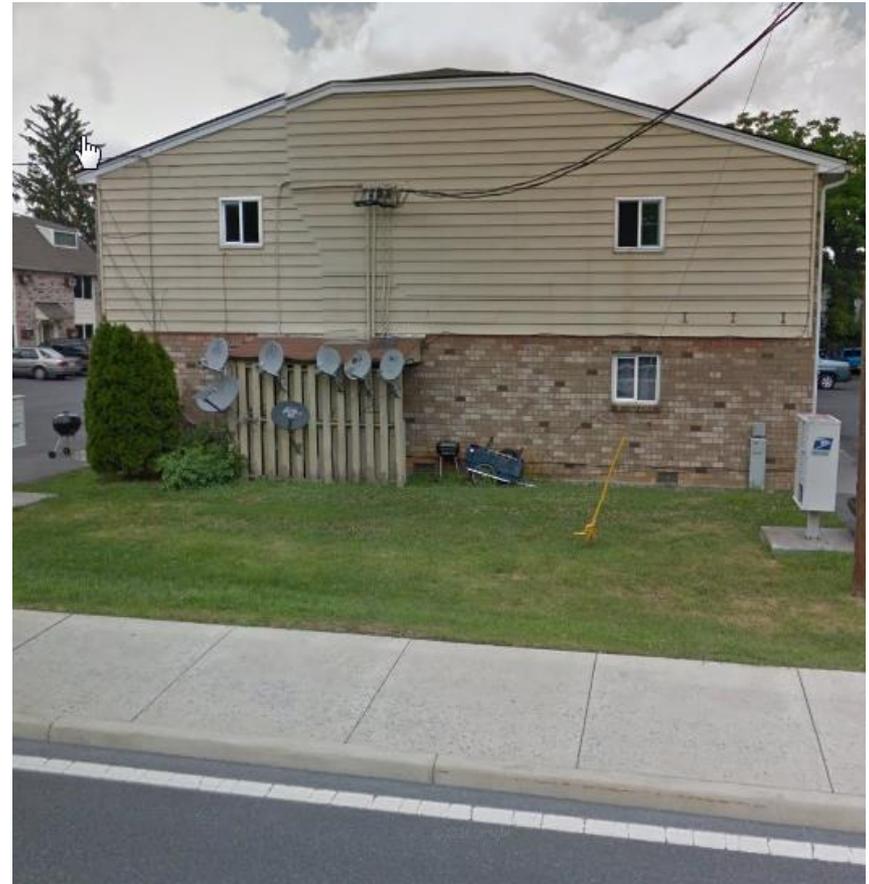
Too much transparent



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

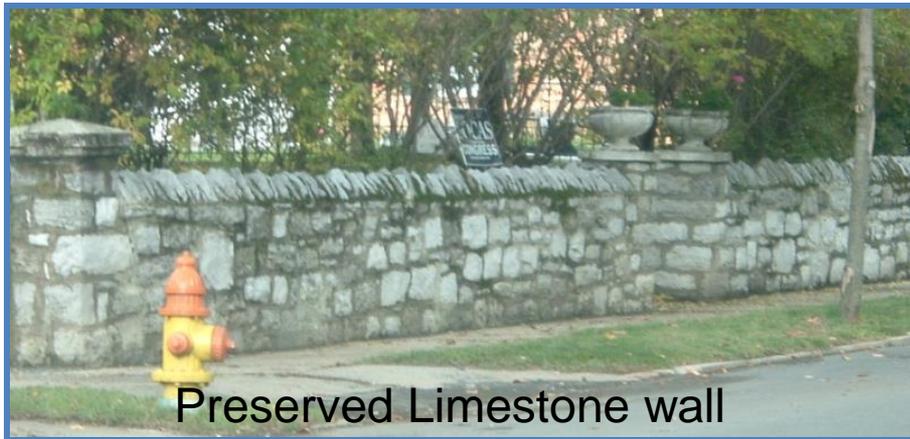
Lighting

- 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 Limestone walls
- New 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
- New Construction:
 - Architect's or artist's rendering of all proposed structures
- Minor Alterations to existing structures:
 - Photograph of affected elevations with sketch of changes
- Landscaping
- Site Lighting and Signage
- Photographs or drawings of adjacent structures and circulation system for vehicles and pedestrians

Timeline

- Public Information Meeting- **November 4th**
- PC Meeting Resolution to Initiate CE Rezoning- **November 17th**
- PC Work session for CE Rezoning- **December 1st**
- PC Meeting- Public Hearing for CE Rezoning- **December 15th**
- CC Work session for CE Rezoning- **December 22nd**
- CC 1st reading for CE Rezoning- **January 12th**
- CC 2nd reading/public hearing for CE Rezoning- **January 26th**

Questions?



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