

WINCHESTER CORRIDOR ENHANCEMENT GUIDELINES

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Owning Property in the Corridor Enhancement (CE) District



Winchester, Virginia

**OWNING PROPERTY IN THE CORRIDOR ENHANCEMENT
(CE) DISTRICT**

INTRODUCTION

Winchester has long been a hub of commercial activity in the Northern Shenandoah Valley with many major roads such as routes 11, 50, and 522 passing through the City. It is these routes that have played a critical role in the development of this community. With the coming of the automobile age, commercial development has spread from its traditional location in the central business district, to locations on many major roads throughout the City. These corridors, and the businesses located along them, are essential to the City and its economy. It is critical that these corridors are protected and enhanced to improve the major tourist routes leading to the City's Historic District.

This guide is part of a series of informational booklets intended to inform property owners, citizens, and developers about the Corridor Enhancement (CE) District. This first booklet gives a general overview of the CE District, with additional booklets providing detailed information for each specific corridor. Regulations for each corridor vary due to the unique development and landuse patterns found throughout the City.

These regulations are not intended to require or promote a specific architectural style, but offer opportunity for quality design.

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1. THE CORRIDOR ENHANCEMENT DISTRICT

This overlay zoning district is intended to protect and promote the aesthetic character and functionality of major tourist access corridors leading into the designated local and national Historic Winchester (HW) District.

Such entryways warrant special attention and controls because they promote the general welfare of the community by attracting visitors and generating business through heritage tourism-based economic development.

Enhancement will occur through regulation and guidance of the following:

- A) Site features such as:
 - 1) Sidewalks
 - 2) Off-street parking areas
 - 3) Signage
 - 4) Landscaping
 - 5) Mechanical unit placement
 - 6) Lighting
 - 7) Fencing

- B) Building materials such as:
 - 1) Masonry
 - 2) Glass
 - 3) Metal

- C) Architectural features such as:
 - 1) Roof pitch
 - 2) Broken wall planes
 - 3) Façade enhancements
 - 4) Porches

These regulations will not only enhance the overall appearance of the corridors, but improve access through increased walkability and interconnectivity.

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2. ACTIVITIES REQUIRING CITY APPROVAL

A) The following are examples of improvements which are required to meet Corridor Enhancement regulations:

- 1) Changes to building use
- 2) Expansion of an existing use
- 3) New construction
- 4) Major exterior alterations/changes such as:
 - I. Door or window replacement/installation
 - II. Roof replacement or changes to roof features
 - III. Exterior cladding of the building
 - IV. Mechanical unit replacement/installation

B) The following are examples of improvements which are not required to meet the Corridor Enhancement regulations:

- 1) Interior alterations to a building or structure involving no changes or expansion of the use or change to the exterior appearance of the building, structure, or grounds.
- 2) General repair and maintenance of the exterior of a structure where no substantial change in design, dimension, color, or material is proposed as determined by the Planning Director.
- 3) Accessory residential buildings where no site development plan is required for the work subject to the building permit.



The Creekside Station development at the south gateway to Winchester includes new construction and adaptive reuse of an abandoned Godfrey auto dealership structure.

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3. THE APPROVAL PROCESS

The City's Planning Commission is charged with reviewing projects for compliance with the regulations of the Corridor Enhancement District. The Commission, at its discretion, may authorize the Planning Department as its agent to review and approve minor alterations.

A) Required Materials

- 1) Completed application from the City's Planning Department.
- 2) NEW CONSTRUCTION: Architect's or artist's rendering of all proposed structures depicting the front, side and rear elevations including architectural treatment of all structural exteriors, including building materials and colors to be utilized.

ALTERATION TO EXISTING STRUCTURES: For minor changes, a photograph of the affected elevations with a sketch of the changes may be accepted.

- 3) Rendering of the landscape treatment in perspective view depicting parking areas visible from public roads. If appropriate, this rendering may be combined with the one in '2)' above.
- 4) The location and design of all proposed exterior site lighting and signage within the proposed development.
- 5) Photographs or drawings of adjacent structures and circulation system for vehicles and pedestrians.



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B) Action by the Review Board

- 1) If the Commission or its agent finds that the request is consistent with the standards and guidelines applicable to the specific CE District, then it shall approve the request.
- 2) If the Commission or its agent instead finds that such plans are not in conformance with the standards nor generally consistent with the guidelines of the CE District, then it shall deny approval of the plans or shall approve the plans with reasonable conditions which implement the intent of the District.
- 3) If an application is denied, the applicant will be provided, in writing, any and all reason(s) of denial.

C) Issuance

Immediately upon approval by the Review Board of any new construction, alteration, or demolition, a Certificate of Appropriateness, shall be issued by the Planning Director bearing the date of issuance.

D) Expiration

Any Certificate of Appropriateness issued shall expire after (2) years if the approved work has not commenced; and further, if any such work is suspended or abandoned for a period of two (2) years after being commenced.



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4. APPEALS PROCESS

A) Appeal of Commission Decision

- 1) Any person aggrieved by any decision of the Commission in the administration of this section may demand a review of the application by the Governing Body.
- 2) Such demand shall be made by filing a request in writing with the clerk of the Governing Body within ten (10) calendar days of the date of such decision.
- 3) The Governing Body may affirm, reverse or modify, in whole or in part, the decision of the Commission.
- 4) In considering an appeal, the Governing Body shall give due consideration to the recommendations of the Commission together with such other evidence as it deems necessary for a proper review of the application.

B) Appeal of Governing Body Decision

- 1) Any person aggrieved by any decision of the Governing Body may appeal such decision to the Circuit Court of the City for review by filing a petition at law, provided such petition is filed within thirty (30) days after the final decision is rendered by the Governing Body.
- 2) The filing of said petition shall stay the decision of the Governing Body pending the outcome of the appeal to the Court.



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**5. ARCHITECTURAL TERMS AND
ILLUSTRATIONS**

Under development, will be provided with future draft