PROPORTIONAL IMPROVEMENTS
(as of June 2001)

WHAT ARE THEY?
Proportional improvements (P.I.) are physical improvements made by the developer/owner as part of a redevelopment project where some or all of the existing development does not conform with current zoning standards. These improvements include landscaping, sidewalk installation, screening, curbing and paving within previously developed portions of the site. These improvements should be calculated separately from landscaping and other requirements required at 100% of the current standards for newly proposed paved areas.

HOW ARE THEY DETERMINED?
The amount of improvement required as a minimum is determined by the percentage (rounded to tenths) of new building square footage and/or the percentage of newly required parking based upon converted use of existing building and/or site. Two methods of determining P.I. are available:

A. Building Expansion of Same Use- P.I. is derived by dividing the new building square footage by the existing building square footage on the site or, in the case of sites with identified lease lines, of the building area of the structure to which the addition is being attached.

EXAMPLE: A 400 square foot bank addition to a bank having 2000 square feet of Gross Floor Area would require P.I. of twenty percent. (400 / 2000) * 100 = 20%

B. Converted Use P.I. only applies when the new or expanded use entails a net increase in the number of parking spaces required to be physically delineated on the site as per Section 18-6 of the Winchester Zoning Ordinance. In these cases, the figure is derived by dividing the NUMBER OF NEWLY REQUIRED SPACES (whether built or unbuilt) by the RESULTING TOTAL REQUIRED PARKING.

FULL CONVERSION EXAMPLE An existing 10,000 square foot warehouse requires 10 off-street parking spaces (1/1000) and is completely converted to business offices. The 10,000 square foot office would require 33 RESULTING TOTAL REQUIRED PARKING spaces (1/300). The NUMBER OF NEWLY REQUIRED SPACES would be 23 (33 total required spaces minus the 10 previously required spaces). This would require proportional improvements totalling 69.7 percent. (23 / 33) * 100 = 69.7%.

PARTIAL CONVERSION EXAMPLE A 5000 square foot office building requires 17.6 off-street parking spaces (1/300) and 1000 square feet are converted to restaurant space. The remaining 4000 square feet of office would require 13.3 spaces and the 1000 square foot restaurant would require 10 spaces (1/100) for a combination of 23.3 RESULTING TOTAL REQUIRED PARKING spaces (4000/300=13.3 plus 1000/100=10). The NUMBER OF NEWLY REQUIRED SPACES would be 5.7 (23.3 total required spaces minus the 17.6 previously required spaces). This would require proportional improvements totalling 24.5 percent. (5.7 / 23.3) * 100 = 24.5%.

Formula: (#of tot.req'd spaces - #of previously req'd spaces)/ #of tot.req'd spaces

HOW IS THE PERCENTAGE APPLIED?

The proportional improvement factor is applied to the current standard outlined in the Zoning Ordinance for each site improvement. In many instances the quantity amounts to less than a whole unit of improvement (e.g. less than one street tree). In these cases, simple rounding is used (i.e. 0.4 street trees equates to no new street trees while 0.5 trees equates to 1 new street tree). If any specific standard is fully met already (e.g. all of the parking area is paved with asphalt) then skip filling in the calculations and simply state "100%" on the bottom line of that section. The following worksheet is offered to assist in calculating proportional improvements (PI) and should be incorporated onto the site plan drawing:

STREET TREES (19-5-6.4a)

TOTAL STREET FRONTAGE (feet) _____
divided by 35 (standard) /35

equals requirement prior to PI factor = _____
multiplied by PI factor x _____

street trees required =_____
street trees provided =_____

PARKING LOT TREES (19-5-6.4c)

TOTAL EXISTING PAVED AREA (square feet) _____
divided by 2000 (standard) /2000

equals req't prior to PI factor = _____
multiplied by PI factor x _____

parking lot trees required =_____
parking lot trees proposed =_____

SIDEWALK (19-5-1)

TOTAL STREET FRONTAGE (feet)
equals req't prior to PI factor =_____
multiplied by PI factor x _____

equals feet of new sidewalk req'd _____

STREET CURB AND GUTTER (C&G) (19-5-1)

TOTAL STREET FRONTAGE (feet)
equals req't prior to PI factor =_____
multiplied by PI factor x _____

equals feet of new C&G req'd = _____

GREEN SPACE (19-5-6.1)

TOTAL LOT AREA (square feet) _____
multiplied by 15% (30-45% for residential) x _____

equals req't prior to PI factor = _____
multiplied by PI factor x _____

equals sq.ft. green area req'd = _____

FRONTAGE LANDSCAPE STRIP (19-5-6.4a)

TOTAL STREET FRONTAGE (feet)
equals req't prior to PI factor =_____
multiplied by PI factor x _____

equals ft of landscape strip req'd = _____

RAISED LANDSCAPING (19-5-6.4b) If Not Applicable, Check here ____

TOTAL LENGTH PER SEC. 19-5-6.4b (feet)
equals req't prior to PI factor =_____
multiplied by PI factor x _____

equals ft of raised Lndscap'g req'd = _____

OFF-STREET PARKING AREA (OSPA) CURBING (18-6-2.3)

TOTAL PERIMETER OF EXISTING OSPA (linear feet)
equals req't prior to PI factor =_____
multiplied by PI factor x _____

equals feet of OSPA curb req'd = _____

OFF-STREET PARKING AREA (OSPA) PAVING-

TOTAL AREA OF EXISTING OSPA (sq. ft.)
equals req't prior to PI factor = _____
multiplied by PI factor x _____

equals feet of OSPA paving req'd = _____

SCREENING TO ADJACENT PROPERTY- If Not Applicable, Check here ____

TOTAL LENGTH PER SEC. 19-5-6.4d (feet)
equals req't prior to PI factor =_____
multiplied by PI factor x _____

equals ft of screening req'd = _____

FOUNDATION PLANTING- If Not Applicable, Check here ____

TOTAL LENGTH OF EXISTING BUILDING SUBJECT TO SEC. 19-5-6.4i (feet)
equals req't prior to PI factor =_____
multiplied by PI factor x _____

equals ft of planting req'd = _____

NOTE: Planning Commission may waive some or all of any of the various Proportional Improvements shown above, particularly where the applicant exceeds the minimal improvement in one or more other PI areas. If plans require waivers, those which concentrate improvements in areas most visible from public street view will be considered more favorably than those concentrating improvements elsewhere on the site. Other proportional improvements such as reduction in number of driveway openings, installation of landscaped end islands, loading area/dumpster screening, lighting enhancements, and establishment of 3-foot separations between parking areas and upright features, may be required.