



# THE COMMON COUNCIL

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*I, Kerri A. Mellott, Deputy Clerk of the Common Council, hereby certify on this 10 day of November 2021 that the following Ordinance is a true and exact copy of one and the same adopted by the Common Council of the City of Winchester, assembled in regular session on the 09 day of November 2021.*

## **AN ORDINANCE AMENDING ARTICLE 18, SECTION 18-6-3.2 OF THE WINCHESTER ZONING ORDINANCE PERTAINING TO OFF-STREET PARKING AREA BUFFERS**

**WHEREAS**, Article 18, Section 18-6-3.2 of the Winchester Zoning Ordinance provides regulations for parking area buffers; and,

**WHEREAS**, a 15-foot parking area buffer is required for properties which abut a residential zoning district where the abutting property is vacant or residentially-used; and,

**WHEREAS**, a 15-foot parking area buffer requirement is uniquely burdensome for properties located within the Central Business (B-1) and Residential Business (RB-1) Zoning Districts due to the compact and limiting characteristics of the downtown area; and,

**WHEREAS**, reducing the parking area buffer requirements in the B-1 and RB-1 Zoning Districts would enhance property development and improvement in these Districts while maintaining their intended characteristics as described in the Comprehensive Plan.

**NOW, THEREFORE, BE IT ORDAINED**, that the Common Council of the City of Winchester, Virginia does hereby amend and re-enact Article 18, Section 18-6-3.2 of the Winchester Zoning Ordinance as follows:

### **ARTICLE 18 – GENERAL PROVISIONS**

#### **Sec. 18-6. – Minimum off-street parking.**

18-6-3.2 *Off-Street Parking Area Buffer*. No off-street parking area required or provided **for any use other than single-family detached residential** shall be situated within ten feet of any front or corner side property line nor within five feet of any side or rear property line except as follows:

- a. In the Central Business District (B-1) and Residential Business (RB-1) zones, where off-street parking areas shall not be situated within four feet of front and corner side property lines nor three feet of side and rear property lines;
- b. Along common property lines over which combined or shared off-street parking areas have been approved as per Section 18-6-3.1 of this Ordinance, where no buffer is required, ~~and~~;

- c. Along side or rear property lines of any lots in districts other than B-1 and RB-1 districts abutting a residential zoning district where the abutting property is vacant or residentially used, in which case a 15-foot-wide buffer area shall be provided, and;-
- d. Along side or rear property lines of any lots in the B-1 and RB-1 districts abutting a residential zoning district where the abutting property is vacant or residentially used, in which case a 6-foot-wide buffer area shall be provided if the parking serves any use other than residential.

**Ordinance No. O-2021-51**

**ADOPTED** by the Common Council of the City of Winchester on this 09 day of November 2021.

*Witness my hand and the seal of the City of Winchester, Virginia.*



A handwritten signature in black ink that reads "Kerri A. Mellott".

**Kerri A. Mellott**  
**Deputy Clerk of the Common Council**