



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". The signature is written in a cursive, flowing style.

Kerri A. Mellott
Deputy Clerk of the Common Council