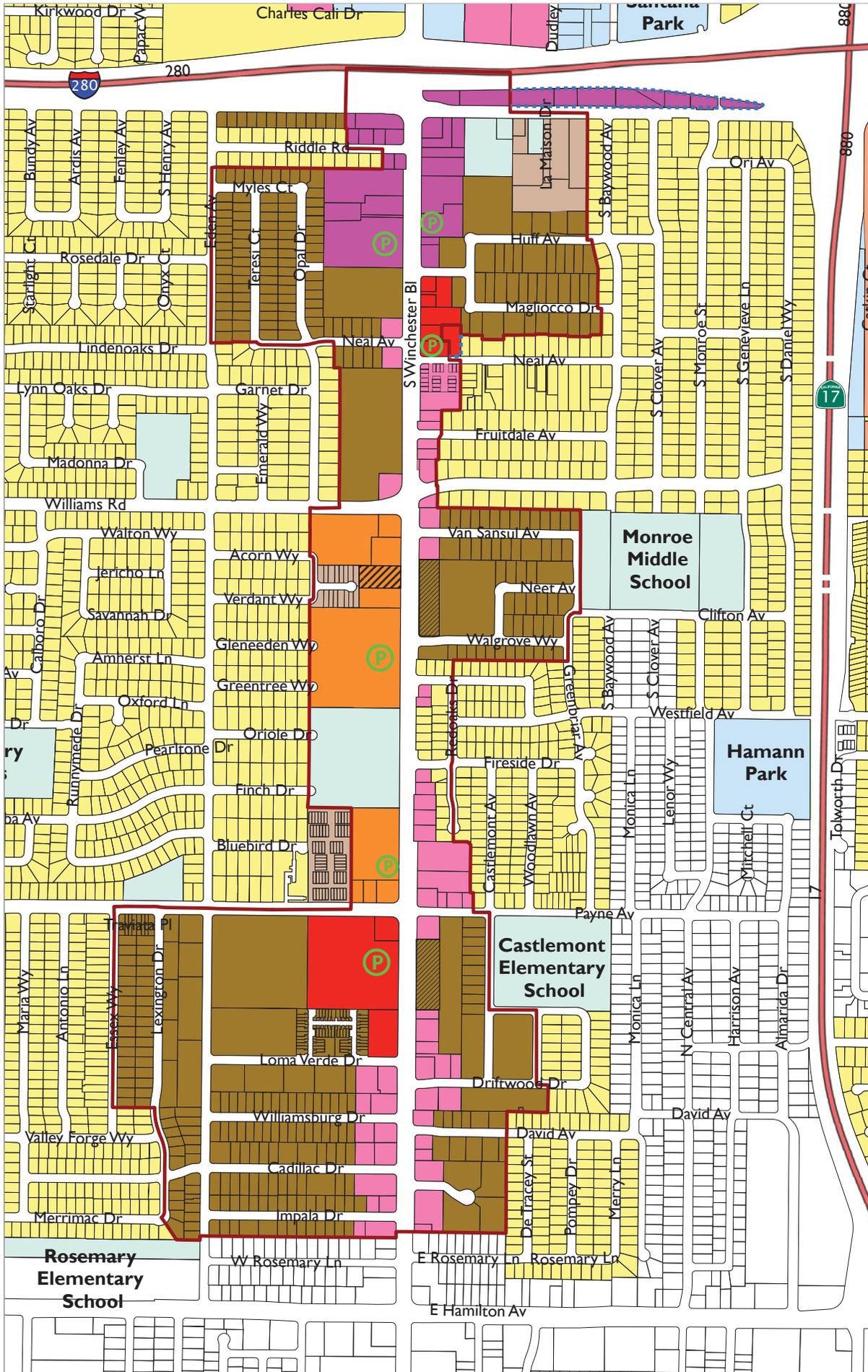


Winchester Urban Village Draft Land Use Map



Draft Land Use Legend

- Mixed Use Neighborhood
- Neighborhood/Community Commercial
- Public/Quasi-Public
- Residential Neighborhood
- Urban Residential
- Urban Village
- Urban Village Commercial
- Mixed Use Commercial
- Potential Boundary Change for Winchester Urban Village
- Preservation Area
- Ground Floor Retail
- P Floating Park/Plaza
- Winchester Urban Village Boundary

Winchester Urban Village Draft Land Use Descriptions

MIXED USE NEIGHBORHOOD

Density: up to 30 DU/AC; FAR 0.25 to 2.0

This designation is applied to areas intended for development primarily with either townhouse or small lot single-family residences and also to existing neighborhoods that were historically developed with a wide variety of housing types, including a mix of residential densities and forms. This designation supports commercial or mixed-use development integrated within the Mixed Use Neighborhood area. Existing neighborhoods with this designation are typically characterized by a prevalence of atypical lot sizes or shapes and a parcel-by-parcel development pattern where small townhouse development may exist adjacent to more traditional single-family development or more intense multi-family development.

This designation should be used to establish new neighborhoods with a cohesive urban form, to provide transition between higher-density and lower-density neighborhoods, or to facilitate new infill development within an existing area that does not have an established cohesive urban character.

NEIGHBORHOOD/COMMUNITY COMMERCIAL

FAR: 0.25 to 2.0

This designation supports a very broad range of commercial activity such as neighborhood serving retail and services and commercial/professional office development. Neighborhood/Community Commercial uses typically have a strong connection to and provide services and amenities for the nearby community and should be designed to promote that connection with an appropriate urban form that supports walking, transit use and public interaction. General office uses, medical facilities and private community gathering facilities are also allowed in this designation.

PUBLIC/QUASI-PUBLIC

Density: N/A; FAR: N/A

The Public/Quasi-Public category is used to designate public land uses, including schools, colleges, corporation yards, homeless shelters, libraries, fire stations, water treatment facilities, convention centers and auditoriums, museums, and governmental offices. Private community gathering facilities, including those used for religious assembly or other comparable assembly activity, are also appropriate on lands with this designation. The appropriate intensity of development can vary considerably depending on potential impacts on surrounding uses and the particular Public/Quasi-Public use developed on the site. The Winchester Urban Village contains a few Public/Quasi-Public parcels including the Bethel Church and Action Day Primary.

RESIDENTIAL NEIGHBORHOOD

Density: typically 8 DU/AC (Match existing neighborhood character); FAR up to 0.7

This designation is applied to encompass the established single-family residential neighborhoods. The intent of this designation is to preserve the existing character of these neighborhoods and to strictly limit new development to infill projects which closely conform to the prevailing existing neighborhood character as defined by density, lot size and shape, massing and neighborhood form and pattern. New infill development should improve and/or enhance existing neighborhood conditions by completing the existing neighborhood pattern and bringing infill properties into general conformance with the quality and character of the surrounding neighborhood. New infill development should be integrated into the existing neighborhood pattern, continuing and, where applicable, extending or completing the existing street network. The average lot size, orientation, and form of new structures for any new infill development must therefore generally match the typical lot size and building form of any adjacent

development, with particular emphasis given to maintaining consistency with other development that fronts onto a public street to be shared by the proposed new project.

URBAN RESIDENTIAL

Density: 30 to 95 DU/AC

This designation allows for medium-density residential development and a broad range of commercial uses, including retail, offices, hospitals, and private community gathering facilities. This designation is used to identify portions of Urban Village where the density of new development should be limited to a medium intensity in order to provide for a gradual transition between surrounding low-density neighborhoods and other areas within the Urban Village suitable for greater intensification.

URBAN VILLAGE

Commercial FAR: minimum of 0.35; Residential Density: up to 150 DU/AC

The Urban Village land use designation supports commercial development, but does allow for residential uses to be developed in conjunction with commercial uses, once the minimum requirements for commercial uses have been met. The parcels designated Urban Village have a combined commercial FAR requirement of 0.35. In general, this means that a mixed use project is required to include a minimum FAR of 0.35 for commercial uses within the project; however, since the FAR minimum is for the whole area designated Urban Village and not for individual properties, a development with the Urban Village designation could include less than an FAR of 0.35 if other developments are built in the area at higher commercial FAR's, and the overall amount of commercial with the area designated Urban Village does not drop below an FAR of 0.35. Residential uses that are developed under this designation are encouraged to be built at densities greater than 70 dwelling units to the acre. Lower residential densities are acceptable, however, for mixed-use projects that include small amounts of residential in combination with significant amounts of non-residential square footage. The Urban Village designation requires new development to have urban form in keeping with the pedestrian-oriented Urban Village concept.

URBAN VILLAGE COMMERCIAL

FAR: up to 6.0

This designation is located in the northern portion of the Village Area just south of Highway 280 and supports commercial activity more intensive than the Neighborhood/Community Commercial designation. Appropriate uses in this designation include mid-rise office, medium-scale health care facilities, and hotels, along with neighborhood serving commercial and retail activities. Development under this designation should be developed with an urban and pedestrian-oriented form with the presence of parking and automobile circulation minimized from the adjacent public right of way. This Plan supports the aggregation of smaller parcels with this designation in order to form parcels ideal for larger, mid-rise development.

MIXED USE COMMERCIAL

Density: Up to 50 DU/AC; FAR 0.5 to 3.0

This designation is intended to accommodate a mix of commercial and residential uses with an emphasis on commercial activity as the primary use and residential activity allowed in a secondary role. New development of a property with this designation should accordingly include commercial space equivalent to at least a 0.5 FAR for the property with a typically appropriate overall FAR of up to 3.0, allowing for a medium intensity of development. This designation therefore is more commercially focused than the Mixed Use Neighborhood designation and also allows for a greater intensity of use. Appropriate commercial uses include neighborhood retail, mid-rise office, medium scale hospitals or other health care facilities, and medium scale private community gathering facilities. Low impact industrial uses are appropriate if they are compatible and do not pose a hazard to other nearby uses.