

# ZONING

## 211 Attachment 2

### Town of Victor

#### Schedule II

#### Area and Height Requirements

#### Part I Mapped Residential Districts<sup>1</sup>

[Amended 2-13-1995 by L.L. No. 2-1995; 5-22-1995 by L.L. No. 5-1995; 7-26-1999 by L.L. No. 9-1999; 3-13-2000 by L.L. No. 7-2000; 7-24-2000 by L.L. No. 11-2000; 10-23-2000 by L.L. No. 14-2000]

Type of Measurement	District				
	R-1	R-2	R-3	R-3, excavation	LD
Minimum lot size					
Area (square feet)					
With public sewer and water	33,000	25,000	25,000	435,000	33,000
With public water only	43,560	33,560	33,560	435,000	43,560
Without public water or sewer	65,340	43,560	43,560	435,000	65,340
Frontage (feet)					
On a public highway	150	100	100	200	150
On a cul-de-sac	50	50	50	Not Allowed	50
Depth (feet)	200	175	175	500	200
Minimum yards (feet)					
Front yard	40	40	40	200	40
Rear yard	40	40	30	200	40
Each side yard	15	15	15	200	15
Excavation setback (all sides)	N/A	N/A	N/A	200	N/A
Maximum building height					
Number of stories	2	2	2	2	2
Feet	35	35	35	35	35
Accessory structures	35	35	35	50	35
Maximum building coverage area of lot (percent)	40	40	40	40	40
Minimum habitable area (square feet)	850 per unit	850 per unit, 1,600 per duplex	850 per unit, 1,600 per duplex	850 per unit, 1,600 per duplex	850 per unit
Minimum distance between structures	N/A	N/A	N/A	N/A	N/A
Maximum living units per structure	N/A	N/A	N/A	N/A	N/A
Maximum living units per acre <sup>2</sup>	N/A	N/A	N/A	N/A	0.33
Residential Overlay District A	0.33	0.33	0.33		
Residential Overlay District B	0.50	0.50	0.50		
Residential Overlay District C	1.00	1.00	1.00		

#### NOTES:

<sup>1</sup> See § 211-46, Open space.

<sup>2</sup> For subdivisions approved following adoption of Local Law No. 7-2000, density must be consistent with the applicable Residential Overlay District, if any. At least 50% of the land to be subdivided shall be maintained as open space.