

# ZONING

## 211 Attachment 3

### Town of Victor

#### Schedule II Area and Height Requirements Part II Mapped Commercial and Industrial Districts<sup>1</sup>

Type of Measurement	C	District C/LIND	LI
Minimum lot size			
Area (square feet)			
With public sewer and water	30,000	No minimum	No minimum
With public water only	30,000	No minimum	No minimum
Without public water or sewer	30,000	No minimum	No minimum
Frontage (feet) <sup>7</sup>			
On a public highway	150	150	N/A
On a cul-de-sac	Not allowed	Not allowed	N/A
Depth (feet)	200	200	N/A
Minimum yards (feet)			
Front yard	80 <sup>4</sup>	80 <sup>4</sup>	80 <sup>4</sup>
Rear yard	60	60	30
Each side yard	<sup>2</sup>	<sup>2</sup>	30
Excavation setback (all sides)	N/A	N/A	N/A
Maximum building height			
Number of stories	2	2	2
Feet	35	35	35
Accessory structures	35	35	35
Maximum building coverage area of lot (percent)	40	40	40
Minimum habitable area (square feet)	N/A	N/A	N/A
Minimum distance between structures	N/A	40	40
Maximum living units per structure	N/A	N/A	N/A
Maximum living units per acre	N/A	N/A	N/A

**NOTES:**

<sup>1</sup> See § 211-46, Open space. [Amended 2-13-1995 by L.L. No. 2-1995]

<sup>2</sup> Each side yard setback shall be a minimum of five feet except for a lot which abuts a residential zone. Such side yards abutting residential property shall be a minimum of 25 feet.

<sup>4</sup> The Planning Board may reduce the front setback if there is no need for a future service road or road widening.

<sup>7</sup> [Amended 5-13-1996 by L.L. No. 11-1996]