

# ZONING

## 211 Attachment 4

### Town of Victor

#### Schedule II

#### Area and Height Requirements

#### Town of Victor

#### Part III Planned Zoning Districts<sup>1</sup>

[2-13-1995 by L.L. No. 2-1995; 5-13-1996 by L.L. No. 11-1996]

Type of Measurement	M-D (duplex)	District M-D (apt. bldgs.)	S-C	PD
Minimum lot size				
Area (square feet)				
With public sewer and water	25,000	No minimum	No minimum	No minimum
With public water only	33,000	<sup>3</sup>	Not allowed	No minimum
Without public water or sewer	43,560	<sup>3</sup>	Not allowed	No minimum
Frontage (feet)				
On a public highway	150	150	150	<sup>6</sup>
On a cul-de-sac	60	60	60	<sup>6</sup>
Depth (feet)	200	200	200	<sup>6</sup>
Minimum yards (feet)				
Front yard	50 <sup>5</sup>	50 <sup>5</sup>	60	<sup>6</sup>
Rear yard	40	20	40	<sup>6</sup>
Each side yard	15	20	40	<sup>6</sup>
Excavation setback (all sides)	N/A	N/A	N/A	<sup>6</sup>
Maximum building height				
Number of stories	2	2	3	<sup>6</sup>
Feet	35	35	40	<sup>6</sup>
Accessory structures	35	35	35	<sup>6</sup>
Maximum building coverage area of lot (percent)	40	40	40	<sup>6</sup>
Minimum habitable area (square feet)	1,600 per duplex	<sup>5</sup>	N/A	<sup>6</sup>
Minimum distance between structures	N/A	N/A	40	<sup>6</sup>
Maximum living units per structure	N/A	N/A	50	<sup>6</sup>
Maximum living units per acre	2	10	N/A	<sup>6</sup>

**Notes:**

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

<sup>3</sup> Public sewer and water services are required for all units except duplexes.

<sup>5</sup> The multiple dwelling front yard setbacks apply to primary road frontage. The setback on collector roads shall be 30 feet. Minimum habitable areas per unit expressed in square feet for multiple dwellings follow: studio: 500; one-bedroom: 750; two-bedroom: 850; and three-bedroom: 1,000.

<sup>6</sup> Setbacks, heights, density, etc., are determined by the Planning Board and Town Board based on the use proposed in the specific project.