

**CITY OF VICTORIA
COUNTY OF CARVER
STATE OF MINNESOTA**

ORDINANCE NO. 436

**AN ORDINANCE AMENDING CHAPTER 28 AND CHAPTER 109 REGARDING DOCKS
OF THE
VICTORIA CITY CODE, THE CITY'S OFFICIAL CODE OF ORDINANCES**

THE CITY COUNCIL OF THE CITY OF VICTORIA, CARVER COUNTY, MINNESOTA,
ORDAINS:

Section 1. Chapter 28 and Chapter 109 of the Code of Ordinances, City of Victoria, Minnesota, is hereby amended by deleting the ~~stricken~~ language and adding the underlined language as follows:

Chapter 28 - WATERWAYS

ARTICLE I. - IN GENERAL

Sec. 28-1. - Purpose.

In order to promote the full use and enjoyment of the lakes of the city by accommodating compatible recreational uses while minimizing conflicts between users in a way that provides for maximum use, safety, and enjoyment, the city enacts this chapter regulating watercraft operation and the use and placement of docks, moorings, and other fixed or floating structures in or under public waters.

(Code 1998, § 28-1)

Sec. 28-2. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Commissioner means the commissioner of natural resources of the state acting directly or through his authorized agents.

Crossbar means that portion of any L-shaped or T-shaped dock.

Diving tower means a floating or a non-floating structure designed for diving purposes and which projects over the surface of surrounding waters by more than five feet.

Dock means any wharf, pier or other structure constructed or maintained, whether floating or not, including all L's, T's or posts which may be a part thereof, whether affixed or adjacent to the principal structure.

Dock setback zone means that portion of any lake lying within 100 feet of the ordinary high water mark and which is bounded by the extended side lot lines of any lakeshore site, and by a line inside of and running parallel to and ten feet distant from the extended side lot lines of any lakeshore site, as measured at right angles to the extended side lot lines.

Homeowner association means any private corporation, private club, unincorporated association or nonprofit organization which owns, leases or operates a recreational beach for the purpose of providing access to any lake for its members, shareholders, owners and beneficiaries.

Lake means any body of water lying within the corporate limits of the city and all parts, bays and channels thereof.

Lakeshore site means any lot, parcel or other tract of land legally subdivided and recorded in the office of the county recorder or registrar of titles and which abuts any lake.

License means the authentic state document used to designate the numbers assigned a watercraft and to renew the same.

Mooring means any buoy, post, boat lift, structure or device at which a watercraft may be moored which is surrounded by public waters.

Motorboat means any watercraft propelled in any respect by machinery, including watercraft temporarily equipped with detachable motors.

Operate means to navigate or otherwise use a watercraft.

Ordinary high water mark means a mark delineating the highest water level which has been maintained for a sufficient period of time to leave evidence upon the landscape. The ordinary high water mark is commonly that point where natural vegetation changes from predominantly aquatic to predominantly terrestrial.

Overnight means any time between the hours of 10:00 p.m. of one day and 5:00 a.m. of the next day.

Owner, in the case of a watercraft, means a person, other than a lienholder, having the property in or title to a watercraft. The term "owner" includes a person entitled to the use or possession of such craft, subject to an interest in another person, reserved or created by agreement and securing payment or performance of any obligation. The term "owner", in the case of a lakeshore site, means any natural person who is either the record owner of a fee simple interest, the record owner of a contract for deed vendee's interest, or the holder of a possessory leasehold interest, in the whole of any lakeshore site, including authorized guests, and immediate family members of such person.

Permanent dock means any dock other than a seasonal dock.

Seasonal dock means any dock designed and constructed so that it may be removed from a lake on a seasonal basis. All components, such as supports, legs, decking and footing, must be capable of removal by nonmechanized agents.

Sheriff means the county sheriff, acting directly or through his authorized agents.

Slow-no wake means operation of a watercraft at the slowest possible speed necessary to maintain steerage, and in no case greater than five miles per hour.

Swimming area means an area immediately adjacent to the shoreline which is marked in accordance with the applicable regulations of the state department of natural resources and which is utilized solely for recreational swimming.

Swimming raft means a floating structure designed exclusively for swimming and sunbathing.

Underway or in use means any watercraft in operation or use when not securely fastened to a dock or other permanent mooring or at anchor.

Water obstacle means any ski jump, slalom course, diving tower or other structure upon or under the water of any lake; provided, however, that the term "water obstacle" does not include any dock or watercraft.

Watercraft means any contrivance used or designed for navigation on water other than a duck boat during the duck hunting season, a rice boat during the harvest season, or a seaplane.

(Code 1975, §§ 1602.01—1602.28; Code 1998, § 28-2; Ord. No. 263, § 1, 5-14-1998)

Sec. 28-3. - Enforcement.

The City Manager or their designee shall be authorized and entitled to enforce the provisions of this chapter.

(Code 1975, § 1611; Code 1998, § 28-3)

Sec. 28-4. - Penalty for violation.

Any person violating the provisions of this chapter or permitting the violation of the provisions of this chapter shall be guilty of a misdemeanor and, upon conviction thereof, shall be punished in accordance with section 1-13.

(Code 1975, § 1610; Code 1998, § 28-4)

Secs. 28-5—28-26. - Reserved.

ARTICLE II. - REGULATIONS FOR STRUCTURES AND WATERCRAFT^[1]

Footnotes:

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State Law reference— Water safety, Minn. Stats. ch. 86B; local watercraft ordinances, Minn. Stats. § 86B.201

Sec. 28-27. - Structure regulations. Bodies of water within the municipal boundary of the City of Victoria are as regulated below, except for Lake Minnetonka, which is regulated by the Lake Minnetonka Conservation District.

- (a) *Location.* No dock, mooring or other structure shall be so located as to:
 - (1) Obstruct the navigation of any lake;
 - (2) Obstruct reasonable use or access to any other dock, mooring or other structure authorized under this article;
 - (3) Present a potential safety hazard; or
 - (4) Be detrimental to significant fish and wildlife habitat or protected vegetation.
- (b) *Number of docks.* No more than one dock shall be permitted on any lakeshore site.
- (c) *Dimensions for docks.* No dock shall exceed six feet in width, and no dock shall exceed the greater of the following lengths: 50 feet or the minimum straight line distance necessary to reach a water depth of four feet. The width, but not the length, of the crossbar of any T- or L-shaped dock shall be included in the computation of length described in the preceding sentence of this section. The crossbar of any such dock shall not measure in excess of 25 feet in length. No dock shall encroach upon any dock setback zone; provided, however, that the owners of any two abutting lakeshore sites may erect one common dock within the dock setback appurtenant to the abutting lakeshore sites, if the common dock is the only dock on the two lakeshore sites and if the dock otherwise conforms with the provisions of this article.
- (d) *Storage of fuel upon docks.* No person shall store fuel upon any dock.
- (e) *Overnight mooring, docking or storing of watercraft* Except for privately owned commercial resorts or commercial boat landings established prior to the adoption of the ordinance from which this article is derived, no person shall moor overnight, dock overnight, or store overnight more than three unoccupied watercraft on any lakeshore site or upon the waters of any lake, and in addition up to one sailboat and sailboat mooring. Storage is further restricted to watercraft owned by the owner/occupant or renter/occupant of the lakeshore site home to which the dock, storage, or mooring site is an accessory use.
- (f) *Exceptions to subsection (e) of this section.* No unoccupied watercraft shall be moored, docked or stored overnight on any lakeshore site or on the waters of any lake unless the watercraft is:
 - (1) Currently registered, pursuant to Minn. Stats. ch. 86B, in the name of the owner of a lakeshore site on the lake or in the name of a member of the owner's household; provided, however, that authorized guests of the owner shall be permitted to moor, dock, or store not more than one watercraft overnight.

- (2) Is currently registered as a guest boat at any privately owned commercial resort or commercial boat landing located on the lake.
- (g) *Swimming rafts.* All swimming rafts shall meet the following minimum standards: The size shall not exceed 144 square feet and swimming rafts shall project over the water surface not less than one foot and not more than five feet, measured vertically, above the surface of the lake. Swimming rafts shall be reflectorized as provided in subsection (ij) of this section.
- (h) *Construction materials for docks, moorings and other structures.* Docks, moorings and other structures may be constructed of such materials and in such a manner as the owner determines, provided that they shall be so built and maintained that they do not constitute a hazard to the public using the waters of the lake, and they shall be maintained in a workmanlike manner.
- (i) *Signs and lights on docks.* No oscillating, rotating, flashing or moving sign or light may be used on any dock.
- (j) *Lighting of swimming rafts, ski jumps, diving towers and other structures surrounded by water.* Swimming rafts, ski jumps, diving towers and other structures surrounded by the waters of any lake, whether floating or on posts, shall be lighted with a light visible in all directions, or have attached thereto sufficient reflectorized material so as to reflect light in all directions. Such material shall be capable of retaining 80 percent of its dry weather reflective signal strength when wet.
- (k) *Advertising signs on docks.* No advertising signs shall be displayed from any dock with the exception of a real estate sign.
- (l) *Fueling facilities.* Installation of fueling facilities on docks, moorings and other structures shall be prohibited.
- (m) *Removal of seasonal structures; deadline.* All seasonal docks, moorings and other structures shall be removed from the lake before November 1 of each year.
- (n) *Application of section.* Subsections (a)—(n) of this section shall not apply to any lakeshore property owned or leased by the city.

(Code 1975, §§ 1603.01—1603.13; Code 1998, § 28-31)

Sec. 28-28. - Public access development.

The development of all public boat accesses in the city shall be consistent with the guidelines for access features adopted by the state department of natural resources.

(Code 1975, § 1604; Code 1998, § 28-32)

ARTICLE IX. - RESIDENTIAL DISTRICTS^[7]

Footnotes:

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Editor's note— Ord. No. 415, § 1, adopted May 22, 2017, repealed the former art. IX, §§ 109-290—109-294, and enacted a new art. IX as set out herein. The former art. IX pertained to similar subject matter and derived from Code 1975, §§ 430:02—430:04, 431:01; Code 1998, §§ 30-371—30-375; Ord. No. 213, §§ 2, 7, adopted July 20, 1995; Ord. No. 216, §§ 2, 3, 3(430:05), adopted Sept. 7, 1995; Ord. No. 239, §§ 5, 6, adopted April 3, 1997; Ord. No. 255, § 3, adopted July 24, 1997; Ord. No. 398, adopted March 7, 2016.

Sec. 109-291. - Low density residential (R-1) district.

- (a) *Purpose and scope* . The R-1 district is established to provide exclusive development of traditional single-family residential uses where similar residential development seems likely to occur to meet the guided density of 1.5—2.5 units per acre.
- (b) *Jurisdiction* . The following shall be applicable to property designated as R-1 within the city as defined by the official zoning map.
- (c) *Principal use* . The following uses and structures listed in this section are permitted as the principal use in the R-1 district:
 - (1) Single-family dwellings.
 - (2) State licensed residential group home serving six or fewer persons.
 - (3) Municipal facilities and city parks.
 - (4) Places of worship and assembly including cemeteries and memorial gardens.
 - (5) Utility services.
 - (6) Elementary, parochial, junior and senior high schools.
 - (7) Nursing homes, retirement communities, residential care facilities.
 - (8) Day care center with adherence to the Minnesota Department of Human Services, Minnesota Rules and Minnesota State Statutes.
 - (9) Golf courses, country clubs, club houses, swimming pools, tennis courts and similar private recreational business or association uses of at least one-half acre in size.
- (d) *Permitted accessory use* . The following uses are permitted as an accessory to the principal use in the R-1 district provided they are subordinate to and associated with the permitted principal use:
 - (1) One private detached garage per separately owned parcel, not to exceed 900 square feet.
 - (2) Accessory storage shed for domestic supplies, not to exceed 900 square feet.
 - (3) Greenhouses not to exceed 900 square feet and not involving retail or wholesale sales.
 - (4) Privately owned recreational facilities such as swimming pools, sport courts and tennis courts.
 - (5) Home occupations in adherence with this Code.
 - (6) Temporary buildings located entirely on private property for uses incidental to construction work to be removed upon the completion or abandonment of the construction work.
 - (7) Solar collectors mounted on the ground in the rear yard attached to the principal building facing the front, side or rear yard at a height no greater than the peak of the roof of the principal structure and in accordance with the building code.
- (8) Docks as regulated in Chapter 28 Waterways.
- (e) *Conditional uses* . The following uses require a conditional use permit:
 - (1) Commercial use antenna towers upon existing city-owned buildings or structures as referenced in this zoning code.
 - (2) Accessory dwelling units.
- (f) *Bulk regulations—R-1 district* .

Principle Uses— Single Family Dwelling Units R-1	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Front Yard Setback	Rear Yard Setback	Side Yard Setback	Impervious Surface Maximum	Maximum Height	# of Attached Homes	Minimum Finished Floor Area
Single Family	12,000 square feet	80 feet	130 feet	30 feet	30 feet	20 feet total, 10 feet each side	35%	35 feet	N/A	1,800 square feet

Other Principal Uses R-1	Front Yard Setback	Rear Yard Setback	Side Yard Setback	Impervious Surface Maximum	Maximum Height
Group Homes	30 feet	35 feet	25 feet total, 15 feet one side	30%	35 feet
Municipal Facilities	30 feet	35 feet	25 feet total, 15 feet one side	50%	40 feet
Worship/Assembly	30 feet	35 feet	25 feet total, 15 feet one side	60%	40 feet
Schools	30 feet	35 feet	25 feet total, 15 feet one side	60%	40 feet
Nursing Homes, Care/Retirement Communities	30 feet	35 feet	25 feet total, 15 feet one side	60%	40 feet
Day Care Centers	30 feet	35 feet	25 feet total, 15 feet one side	60%	40 feet

Private Recreation Business or Association Uses	10 feet	10 feet	25 feet total, 15 feet one side	70%	35 feet
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Accessory Uses R-1	Front Yard Setback	Rear Yard Setback	Side Yard Setback	Maximum Height
Private Detached Garage	45 feet	10 feet	6 feet	24 feet
Storage Shed	45 feet	10 feet	6 feet	14 feet
Greenhouses	45 feet	10 feet	6 feet	12 feet
Privately Owned Recreational Facilities	45 feet	10 feet	6 feet	N/A
Construction Related Temporary Buildings	10 feet	10 feet	6 feet	N/A
Solar Collectors	N/A	10 feet	6 feet	14 feet*

* If the system is roof mounted, height of system will not exceed the maximum height of the use.

(Ord. No. 415, § 1, 5-22-2017)

Sec. 109-292. - Single-family residential (R-2) district.

- (a) *Purpose and scope* . The R-2 district is established to provide for single-family detached, association single family and semidetached residential homes where similar residential development seems likely to occur to meet guided density of two to four units per acre.
- (b) *Jurisdiction* . The following shall be applicable to property designated as R-2 within the city as defined by the official zoning map.
- (c) *Principal uses* . The following uses and structures listed in this section are permitted as the principal use in the R-2 district:
 - (1) Single-family dwellings.
 - (2) Association single family dwellings.
 - (3) Semidetached residential dwellings.
 - (4) State licensed residential group home serving six or fewer persons.
 - (5) Municipal facilities.
 - (6) Places of worship and assembly including cemeteries and memorial gardens.

- (7) Utility services.
 - (8) Elementary, parochial, junior and senior high schools.
 - (9) Nursing homes, retirement communities, residential care facilities.
 - (10) Day care center with adherence to the Minnesota Department of Human Services, Minnesota Rules and Minnesota State Statutes.
 - (11) Golf courses, country clubs, club houses, swimming pools, tennis courts and similar private recreational business or association uses of at least 0.32 acres in size.
- (d) *Permitted accessory use* . The following uses are permitted as an accessory to the principal use in the R-2 district provided they are subordinate to and associated with a permitted use:
- (1) One private detached garage per separately owned parcel not to exceed 600 square feet.
 - (2) Accessory storage shed for domestic supplies not to exceed 600 square feet.
 - (3) Greenhouses not to exceed 600 square feet and not involving retail or wholesale sales.
 - (4) Privately owned recreational facilities such as swimming pools and tennis courts.
 - (5) Home occupations in adherence with this Code.
 - (6) Temporary buildings located entirely on private property for uses incidental to construction work to be removed upon the completion or abandonment of the construction work.
 - (7) Solar collectors mounted on the ground in the rear yard or attached to the principal building facing the front, side or rear yard at a height no greater than the peak of the roof of the principal structure and in accordance with the building code.

(8) Docks as regulated in Chapter 28 Waterways.

- (e) *Conditional uses* . The following uses require a conditional use permit:
- (1) Commercial use antenna towers upon existing city-owned buildings or structures as referenced in this zoning code.
 - (2) Accessory dwelling units.

(f) *Bulk regulations.*

Dwelling Units R-2	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Front Yard Setback	Rear Yard Setback	Side Yard Setback	Impervious Surface Maximum	Maximum Height	Max. # of Attached Homes	Minimum Finished Floor Area Per Unit
Single Family	7,500 square feet	60 feet	115 feet	25 feet	30 feet	8 feet each side	40%	35 feet	N/A	1,400 square feet

Semidetached	6,000 square feet	50 feet	110 feet	25 feet	30 feet	8 feet one side	45%	35 feet	2 units	1,200 square feet
Association Single Family	5,500 square feet	50 feet	115 feet	25 feet	30 feet	8 feet each side	55%	35 feet	N/A	1,400 square feet

Principal Uses R-2	Front Yard Setback	Rear Yard Setback	Side Yard Setback	Impervious Surface Maximum	Maximum Height
Municipal Facilities	30 feet	35 feet	35 feet each side	60%	40 feet
Worship/Assembly	30 feet	35 feet	35 feet each side	50%	40 feet
Utility Services	30 feet	35 feet	35 feet each side	60%	40 feet
Schools	30 feet	35 feet	35 feet each side	60%	40 feet
Nursing Homes, Care/Retirement Communities	30 feet	35 feet	35 feet each side	60%	35 feet
Day Care	30 feet	35 feet	35 feet each side	60%	35 feet
Private Recreation Business or Association Uses	30 feet	35 feet	35 feet each side	70%	35 feet

Accessory Uses R-2	Front Yard Setback	Rear Yard Setback	Side Yard Setback	Maximum Height
Private Detached Garage	45 feet	10 feet	6 feet	24 feet
Storage Shed	45 feet	10 feet	6 feet	14 feet

Greenhouses	45 feet	10 feet	6 feet	12 feet
Privately Owned Recreational Facilities	45 feet	10 feet	5 feet	N/A
Construction Related Temporary Buildings	10 feet	10 feet	5 feet	N/A
Solar Collectors	N/A	10 feet	5 feet	14 feet*
*If the system is roof mounted, height will not exceed maximum height of use.				

(Ord. No. 415, § 1, 5-22-2017)

Sec. 109-293. - Multi-family residential (R-3) district.

- (a) *Purpose and scope* . The R-3 district is established to provide for townhomes, rowhomes, and small apartment buildings or condominium complexes where similar residential development seems likely to occur to meet guided density of four to ten units per acre.
- (b) *Jurisdiction* . The following shall be applicable to property designated as R-3 within the city as defined by the official zoning map.
- (c) *Principal use* . The following uses and structures listed in this section are permitted as the principal use in the R-3 district:
 - (1) Townhomes.
 - (2) Semi-detached homes.
 - (3) Multi-family dwellings.
 - (4) Municipal facilities.
 - (5) Utility services.
 - (6) Places of worship and assembly including cemeteries and memorial gardens.
- (d) *Permitted accessory use* . The following uses are permitted as an accessory to the principal use in the R-3 district provided they are subordinate to and associated with the permitted use:
 - (1) Detached garages in a common building.
 - (2) Swimming pools, tennis courts, and similar recreational facilities provided they are developed for joint use by members of the homeowners' association or similar organizations.
 - (3) Storage buildings for common use of members of the homeowners' association or similar organization or for use by the maintenance staff for storage.
 - (4) Home occupations in adherence with this Code.
 - (5) Day care center with adherence to the Minnesota Department of Human Services, Minnesota Rules and Minnesota State Statutes.
 - (6) Solar collectors mounted on the ground in the rear yard or attached to the principal building facing the front, side or rear yard at a height no greater than the peak of the roof of the principal structure and in accordance with the building code.

(7) Docks as regulated in Chapter 28 Waterways.

(e) *Conditional uses* . The following uses require a conditional use permit:

- (1) Commercial use antenna towers upon existing city-owned buildings or structures as referenced in this zoning code.

(f) *Bulk regulations* .

Dwelling Units R-3	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Front Yard Setback	Rear Yard Setback	Side Yard Setback	Impervious Surface Maximum	Maximum Height	Max. # of Attached Homes	Minimum Finished Floor Area Per Unit
Semi-detached	3,750 square feet	40 feet	75 feet	25 feet #	25 feet #	5 feet one side	75%	35 feet	2 units	1,200 square feet
Townhome	1,100 square feet	20 feet	55 feet	25 feet #	25 feet #	N/A; 15 feet*	75%; 55% ^	35 feet	6 units	1,000 square feet
Multi-Family	25,000 square feet	100 feet	125 feet	30 feet #	35 feet #	N/A; 15 feet*	75%; 55% ^	45 feet	36 units; 3 stories	N/A

* = Building separation
 # = Measured from right-of-way or back of curb from private shared access driveway
 ^ = Development maximum

Principal Uses R-3	Front Yard Setback	Rear Yard Setback	Side Yard Setback	Impervious Surface Maximum	Maximum Height
Group Homes	30 feet	35 feet	35 feet each side	55%	45 feet
Worship/Assembly	30 feet	35 feet	35 feet each side	50%	45 feet

Utility Services	30 feet	35 feet	35 feet each side	60%	45 feet
Schools	30 feet	35 feet	35 feet each side	60%	45 feet
Nursing Homes, Care/Retirement Communities	30 feet	35 feet	35 feet each side	60%	45 feet
Day Care	30 feet	35 feet	35 feet each side	60%	45 feet
Recreational Facilities	30 feet	35 feet	35 feet each side	70%	N/A
Municipal Facilities	30 feet	35 feet	35 feet each side	60%	45 feet

Accessory Uses R-3	Front Yard Setback	Rear Yard Setback	Side Yard Setback	Maximum Height
Detached Garage(s)	45 feet	10 feet	6 feet	24 feet
Recreational Facilities	45 feet	10 feet	6 feet	35 feet
Storage Buildings	45 feet	10 feet	6 feet	14 feet
Construction Related Temporary Buildings	10 feet	10 feet	6 feet	N/A
Solar Collectors	N/A	10 feet	6 feet	14 feet*

*If the system is roof mounted, height will not exceed maximum height of use.

(Ord. No. 415, § 1, 5-22-2017)

Sec. 109-294. - High density residential (R-4) district.

- (a) *Purpose and scope* . The R-4 district is established to provide for townhomes, rowhomes, and apartments or condominium where similar residential development seems likely to occur to meet guided density of ten to 24 units per acre.
- (b) *Jurisdiction* . The following shall be applicable to property designated as R-4 within the city as defined by the official zoning map.
- (c) *Principal use* . The following uses and structures listed in this section are permitted as the principal use in the R-4 district:
 - (1) Townhomes or rowhomes.
 - (2) Multiple family dwelling units.
 - (3) Municipal facilities.
 - (4) Utility services.
 - (5) Places of worship and assembly including cemeteries and memorial gardens.
- (d) *Permitted accessory use* . The following uses are permitted as an accessory to the principal use in the R-4 district provided they are subordinate to and associated with a permitted use:
 - (1) Detached garages, provided they are located in a common space.
 - (2) Swimming pools, tennis courts, and similar recreational facilities provided they are developed for joint use by members of the homeowners' association or similar organization.
 - (3) Storage buildings designed for common use by members of the homeowners' association or similar organization or for maintenance staff for storage associated with normal upkeep of the property.
 - (4) Day care center with adherence to the Minnesota Department of Human Services, Minnesota Rules and Minnesota State Statutes.
 - (5) Home occupations in adherence with this Code.
 - (6) Solar collectors mounted on the ground in the rear yard or attached to the principal building facing the front, side or rear yard at a height no greater than the peak of the roof of the principal structure and in accordance with the building code.
 - (7) Docks as regulated in Chapter 28 Waterways.
- (e) *Conditional uses* . The following uses require a conditional use permit:
 - (1) Commercial use antenna towers upon existing city-owned buildings or structures as referenced in this zoning code.
 - (2) Buildings with greater than maximum allowed number of attached homes or units.

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- (f) *Bulk regulations* .

Dwelling Units R-4	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Front Yard Setback	Rear Yard Setback	Side Yard Setback	Impervious Surface Maximum	Maximum Height	Number of Attached Homes	Minimum Finished Floor Area Per Unit
Townhome	1,100 square feet	20 feet	55 feet	25 feet #	25 feet #	N/A; 15 feet*	75%; 55% ^	35 feet	12 units	1,000 square feet
Multi-Family	1 acre	200 feet	200 feet	30 feet #	35 feet #	N/A; 20 feet*	75%; 55% ^	55 feet	100 units; 4 stories	N/A

* = Building separation;
= Measured from right-of-way or back of curb from private shared access driveway
^ = Development maximum

Principal Uses R-4	Front Yard Setback	Rear Yard Setback	Side Yard Setback	Impervious Surface Maximum	Maximum Height
Worship/Assembly	30 feet	35 feet	35 feet	50%	55 feet
Municipal Facilities	30 feet	35 feet	35 feet	60%	55 feet

Accessory Uses R-4	Front Yard Setback	Rear Yard Setback	Side Yard Setback	Maximum Height
Detached Garage(s)	45 feet	10 feet	5 feet	24 feet
Recreational Facilities	45 feet	10 feet	5 feet	14 feet
Storage Buildings	45 feet	10 feet	5 feet	14 feet
Construction Related Temporary Buildings	10 feet	10 feet	5 feet	N/A
Solar Collectors	N/A	10 feet	5 feet	14 feet*

*If the system is roof mounted, height will not exceed maximum height of use.

(Ord. No. 415, § 1, 5-22-2017)

Sec. 109-237. – Design and development standards.

Section 2. This ordinance shall be effective immediately upon its passage and publication.

Adopted this 25 day of February, 2019 by the Victoria City Council.

Thomas C. Funk, Mayor

ATTEST:

Doug Reeder, City Manager