

## CHAPTER 14

### OVERLAY ZONING DISTRICT REGULATIONS

#### SECTION:

- 10-14-1: Purpose
- 10-14-2: Trail Creek Overlay Zoning District
- 10-14-3: Traditional Neighborhood Overlay
- 10-14-4: Central Business Parking Overlay

10-14-1: **PURPOSE:** This chapter described supplemental requirements imposed by overlay zoning districts. (Ord. 94-1101, 11-1-1994)

10-14-2: **TRAIL CREEK OVERLAY DISTRICT:** This overlay zoning district implements the comprehensive plan by requiring that land use in the Trail Creek floodplain be compatible with the potential flood hazard and the open space, wildlife, and visual values of the riparian areas along Trail Creek. No permit shall be granted for any building or use in this zoning district except where:

- A. Building Placement: All building are placed at least fifty feet (50') from the average annual high water mark of the stream, or a greater distance if so required by Title 11 "Flood Control" of this title, and on file in the office of the city clerk/treasure
- B. Compliance With Standards: The proposed building or use complies with the detailed performance standards of appendix B, attached to ordinance 94-1101, and on file in the office of the city clerk/treasure. (Ord 94-1101, 11-1-1994)

10-14-3: **TRADITIONAL NEIGHBORHOOD DEVELOPMENT OVERLAY DISTRICT:** This Overlay recognizes that the suburban development pattern of the late 20<sup>th</sup> Century has produced a separation of land uses, excessive vehicular trip generation, inefficient public transportation, and infrastructure costs that place stress on available resources. It is the intent of this Overlay is to provide options for a development pattern that can reduce trip demand and infrastructure costs, and to create more viable communities, by adapting the land development principles that guided our country's first settlements, towns and cities and suburbs. This overlay allows the development and redevelopment of land in Victor consistent with the design principles of traditional neighborhoods. (Ord 08-0528-1, 05-28-08)

10-14-4: **CENTRAL BUSINESS ZONE PARKING OVERLAY:** This overlay area described within the Central Business Zone minus the area to the west of the west limits of the Beryl St. right-of-way. The Basic Parking Requirement of two spaces per 1,000 net square feet of floor area applies within this zone with the exceptions specified in Chapter 23 Table 23.1. The CBZ Parking Overlay zone provides the option for a voluntary payment in-lieu of parking subject to the restrictions specified in this section.