

RESIDENTIAL 3 ZONE (R3) HIGH DENSITY

1. Purpose.

The purpose of the R3 Zone is to provide areas for high density residential use, and a limited number of other uses compatible with this type of residential development. The intent is to preserve the favorable amenities associated with a high density neighborhood. All development shall comply with the City of Victor Development Ordinance.

2 Permitted Uses.

Permitted uses for the R3 Zone are limited to the following:

- a. Parks and playgrounds.
- b. Multi-family dwellings. (4units -16 units) plex
- c. Churches.
- d. Schools.
- e. Assisted Living, Nursing Homes.
- f. Day Care Facilities.
- g. Manufactured home park

3. Conditional Uses.

Conditional uses for the R3 Zone are limited to the following:

- a. Bed and breakfast inns. (up to 6 beds)
- b. Boarding and rooming houses.
- c. Day Care Centers
- d. Public service, public use, and public utility facilities.
- e. Recreation Fitness Center.
- f. Motels.
- g. Hospital.
- h. Office Professional/Administrative
- i. Temporary Structures.
- j. Clinics

4. Accessory Uses.

Accessory uses for the R3 Zone are limited to the following:

- a. Greenhouse/private.
- b. Detached garages.

- c. Storage buildings.
- d. Swimming pools.

5. Bulk Requirements.

a. Minimum Lot size – ten thousand, eight hundred ninety (10,890) square feet as follows:

b. Maximum Multi-family Residential Density – 16 units per acre

c. Minimum Lot Width – one hundred (100) feet

d. Maximum Building Height - forty (40) feet.

e. Minimum Front Yard Setback - ten (10) feet.

f. Minimum Side and Rear Yard Setback – ten (10) feet except as follows:

1. The Townhouse sub-lot side yard setback along the common wall boundary

line shall be zero feet.

2. Minimum townhouse lot width of twenty-four (24) feet.

g. Two parking spaces per unit with two bedrooms or less, and 3 spaces for 3 bedrooms

or larger. Guest parking shall be .5 per unit.

h. Sidewalks on both sides of the street with curb, gutter and drainage plan.

i. Minimum Landscape Requirement – One plant unit per permitted use plus one per

dwelling unit. Maintenance of landscaped areas includes irrigation, maintenance of irrigation system and weed control.

j. Total lot coverage of impervious surface on any property shall not exceed 60%.