

## SECTION 7.4 : Standards for the Urban Residential ‘R3’ Zone

**TABLE EIGHT****STANDARDS FOR THE URBAN RESIDENTIAL THREE ‘R3’ ZONE**

<b>Zone Provisions</b>	<i>Townhouse Building</i>	<i>Nursing or Retirement Home</i>	<i>Boarding or Lodging House</i>	<i>Apartment Building</i>
<i>Minimum Lot Frontage</i>	6.0 per unit (1) (2)	30.0 m.	30.0 m.	30.0 m.
<i>Minimum Lot Area</i>	190 sq. m. Per unit	1000 sq. m.	1100 sq. m.	2000 sq. m.
<i>Maximum Lot Coverage</i>	40 percent	55 percent	40 percent	45 percent
<i>Maximum Residential Density</i>	N/A	60.0 units per net hectare	N/A/	60.0 units per net hectare
<i>Minimum Front Yard</i>	4.5 m. (3)	6.0 m. (3)	6.0 m. (3)	9.0 m. (3)
<i>Minimum Exterior Side Yard</i>	4.5 m. (3)	6.0 m. (3)	6.0 m. (3)	9.0 m. (3)
<i>Minimum Interior Side Yard</i>	Nil for an interior unit. 3.0 for an end unit. (3)	6.0 m. (3)	6.0 m. (3)	6.0 m. (3)
<i>Minimum Rear Yard</i>	7.5 m. (3)	9.0 m. (3)	9.0 m. (3)	9.0 m. (3)
<i>Maximum Height</i>				
⇒ <i>main building</i>	11.0 m.	11.0 m.	11.0 m.	12.0 m.
⇒ <i>accessory building</i>	4.5 m.	4.5 m.	4.5 m.	4.5 m.
<i>Minimum Landscaped Open Space</i>	30 percent	30 percent	30 percent	30 percent
<i>Maximum Garage Width</i>	3.5 m.	N/A	N/A	N/A
<i>Maximum Driveway Width</i>	3.5 m.	N/A	N/A	N/A

**TABLE EIGHT – EXPLANATION OF SPECIAL PROVISIONS (#)**

- (1) The minimum required *lot frontage* for an end unit on an *interior lot* is 9.0 metres. The minimum required *lot frontage* for an end unit on a *corner lot* is 10.5 metres.
- (2) The minimum required *lot frontage* for a *townhouse building* or buildings internally accessed by a *private road* is 30.0 metres.
- (3) No part of a *main building* shall be constructed within 10.0 metres of an Environmental Protection (EP) Zone boundary, or a *top-of-bank* as defined in Section 2 of this By-law.  
No part of an *accessory building or structure* shall be constructed within 7.5 metres of an Environmental Protection (EP) Zone boundary, or a *top-of-bank* as defined in Section 2 of this By-law.