

7.4 Standards for the Urban Residential (R3) Zone

Table 8 - Standards for the Urban Residential (R3) Zone

7.4.1 *Semi-detached* and *duplex dwelling* uses as permitted in the R2 Zone are also permitted in R3 Zone.

Standards for the (R3) Zone				
Zone Provisions	<i>Triplex Dwelling</i>	<i>Fourplex Dwelling</i>	<i>Boarding or Lodging House</i>	<i>Nursing or Retirement Home</i>
Minimum <i>Lot Frontage</i>	23.0 m	30.0 m	30.0 m	30.0 m.
Minimum <i>Lot Area</i>	695 m ²	1000 m ²	1000 m ²	1000 m ²
Maximum <i>Lot Coverage</i>	40 %	45 %	40 %	55 %
Maximum Residential Density	N/A	N/A	N/A	60 units / net hectare
Minimum <i>Front Yard</i>	6.0 m	6.0 m	6.0 m (1)	6.0 m
Minimum <i>Exterior Side Yard</i>	6.0 m (1)	6.0 m (1)	6.0 m (1)	6.0 m (1)
Minimum <i>Interior Side Yard</i> Maximum <i>Interior Side Yard</i>	4.5 m (1)	4.5 m (1)	4.5 m (1)	4.5 m / storey (1) 11.0 m
Minimum <i>Rear Yard</i> Maximum <i>Rear Yard</i>	6.0 m (1)	6.0 m (1)	6.0m (1)	6.0 m / storey (1) 12.0 m
Maximum <i>Height</i>				
• <i>Main Building</i>	11.0 m (1)	11.0 m (1)	11.0 m	11.0 m (1)
• <i>Accessory Building</i>	4.5 m	4.5 m	4.5 m	4.5 m
Minimum <i>Landscaped Open Space</i>	30 %	30 %	30 %	30 %

Explanation of Special Provisions (#)

(1) No part of a *main building* shall be constructed within 10 metres of an Environmental Protection (EP) Zone boundary, or a *top-of-bank* as defined in Section 2.0 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 2.0 of this By-law.