

7.5 Standards for the Urban Residential Four (R4) Zone

7.5.1 *Fourplex, boarding and lodging house and nursing and retirement home* uses as permitted in the R3 Zone are also permitted in R4 Zone.

Table 9 - Standards for the Urban Residential Type (R4) Zone

Standards for the (R4) Zone		
Zone Provisions	Rowhouse Building	Apartment Building
Minimum <i>Lot Frontage</i>	6.0 metres/unit (1) (2)	30.0 metres
Minimum <i>Lot Area per Dwelling Unit</i>	190 m ²	100 m ²
Maximum <i>Lot Coverage</i>	40 %	35 %
Minimum <i>Front Yard</i>	4.5 metres (3)	9.0 metres (3)
Minimum <i>Exterior Side Yard</i>	4.5 metres (3)	9.0 metres (3)
Minimum <i>Interior Side Yard</i> Maximum <i>Interior Side Yard</i>	Nil for an interior unit. 3.0 metres for an end unit (3)	6.0 metres (3) 12.0 metres
Minimum <i>Rear Yard</i> Maximum <i>Rear Yard</i>	6.0 metres (3)	3.0 metres/ <i>storey</i> 12.0 metres (3)
Maximum <i>Height</i> • <i>Main Building</i> • <i>Accessory Building</i>	11.0 metres 4.5 metres	24.0 metres 4.5 metres
Minimum <i>Landscaped Open Space</i>	30 %	30 %

Explanation of Special Provisions (#)

- (1) The minimum required *lot frontage* for an end unit on an *interior lot* is 9 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 *rowhouse building* or *buildings* internally accessed by a *private road* is 30 metres.
- (3) 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.