

SECTION 10 - MULTIPLE RESIDENTIAL "R3" ZONE

10.1 GENERAL PROHIBITIONS

Within a Multiple Residential "R3" Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in Subsection 2 of this Section and also in accordance with the regulations contained or referred to in Subsections 3 and 4 of this Section

No person shall erect or use any building or structure on any lot in a Multiple Residential "R3" Zone unless such lot is serviced by a Municipal piped water supply and sanitary sewer system.

10.2 USES PERMITTED

Dwelling Unit, Accessory
 Apartment Building
 Bed and Breakfast Establishment
 Dwelling, Duplex
 Home Occupation
 Dwelling, Low Rise Apartment
 Dwelling, Semi-detached
 Dwelling, Street Townhouse
 Dwelling, Townhouse
 Dwelling, Single Detached

10.3 ZONE REGULATIONS

10.3.1 Single Detached Dwellings and Semi-Detached Dwellings

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|-----|------------------------|-------------------|
| (a) | Minimum Lot Area | 557 square metres |
| (b) | Minimum Lot Frontage | 18 metres |
| (c) | Maximum Lot Coverage | 35% |
| (d) | Minimum Required Yards | |
| | (i) Front | 6 metres |
| | (ii) Interior Side | 1.2 metres |
| | (iii) Exterior Side | 5 metres |

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|--------------------------------|-------------------|
| (iv) Rear | 8 metres |
| (e) Maximum Height of Building | 9 metres |
| (f) Minimum Gross Floor Area | |
| (i) Single Detached Dwelling | 93 m ² |
| (ii) Semi-Detached Dwelling | 80 m ² |

10.3.2 Duplexes

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|--------------------------------|-------------------|
| (a) Minimum Lot Area | 557 square metres |
| (b) Minimum Lot Frontage | 18 metres |
| (c) Maximum Lot Coverage | 35% |
| (d) Minimum Required Yards | |
| (i) Front | 5 metres |
| (ii) Interior Side | 1.2 metres |
| (iii) Exterior Side | 5 metres |
| (iv) Rear | 8 metres |
| (e) Maximum Height of Building | 9 metres |
| (f) Minimum Gross Floor Area | 80 m ² |

10.3.3 Townhouses

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|--------------------------------|--------------------|
| (a) Minimum Lot Area | 1000 square metres |
| (b) Minimum Lot Frontage | 30 metres |
| (c) Maximum Lot Coverage | 40% |
| (d) Minimum Required Yards | |
| (i) Front | 6 metres |
| (ii) Interior Side | 4 metres |
| (iii) Exterior Side | 5 metres |
| (iv) Rear | 8 metres |
| (e) Maximum Height of Building | 9 metres |

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|-----|--------------------------|-------------------|
| (f) | Minimum Gross Floor Area | 65 m ² |
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10.3.4 Street Townhouses

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|-------|----------------------------|-------------------|
| (a) | Minimum Lot Area | 210 square metres |
| (b) | Minimum Lot Frontage | 7.0 metres |
| (c) | Maximum Lot Coverage | 40% |
| (d) | Minimum Required Yards | |
| (i) | Front | 6 metres |
| (ii) | Interior Side | |
| a) | vertical common wall | 0 metres |
| b) | exposed end wall | 3 metres |
| (iii) | Exterior Side | 5 metres |
| (iv) | Rear | 8 metres |
| (e) | Maximum Height of Building | 9 metres |
| (f) | Minimum Gross Floor Area | 65 m ² |

10.3.5 Apartment and Low Rise Apartment Dwelling

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|-------|----------------------------|--------------------|
| (a) | Minimum Lot Area | 1021 square metres |
| (b) | Minimum Lot Frontage | 36.5 metres |
| (c) | Maximum Lot Coverage | 30% |
| (d) | Minimum Required Yards | |
| (i) | Front | 7.5 metres |
| (ii) | Interior Side | 4 metres |
| (iii) | Exterior Side | 7.5 metres |
| (iv) | Rear | 7.5 metres |
| (e) | Maximum Height of Building | 11 metres |

10.4 ZONE EXCEPTIONS

10.4.1 R3-1 Zone

Notwithstanding Section 10.3, the interior side yards for lands zoned "R3-1" shall be 2.56 metres and 2.98 metres respectively.

10.4.2 R3-2 Zone

Notwithstanding the minimum gross floor area and density requirements, the lands within the area zoned "R3-2" shall have a minimum gross floor area of 27 square metres and a maximum of five dwelling units.

10.4.3 R3-3 Zone

Notwithstanding the provisions of Section 10.3.4, for those lands described as Lot 3 and part of Lot 2, Registered Plan 201 and known municipally as 139 Richard Street and zoned "R3-3", the minimum frontage shall be 20 metres.

10.4.4 R3-4 Zone

Notwithstanding the provisions of Subsection 10.2 "Uses Permitted", the following uses are permitted:

- (a) Dwelling, Duplex
- (b) Dwelling, Low rise apartment
- (c) Dwelling, Semi-detached

10.4.5 R3-5 Zone

Notwithstanding the provisions of Subsections 4.1.7 "Accessory Buildings, Uses and Structures, Maximum Quantity", 4.1.11 "Fences" 10.2 "Multiple Residential, Uses Permitted" 10.3. "Zone Regulations", the following provisions apply:

1. Permitted Uses:

- (a) Bed and breakfast establishment
- (b) Dwelling, Semi-detached
- (c) Dwelling, Street Townhouse
- (d) Dwelling, Townhouse
- (e) Home Occupation

2. Zone Regulations:

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|--------------------------|-------------------|
| (a) Minimum Lot Area | 165 square metres |
| (b) Minimum Lot Frontage | 5.2 metres |
| (c) Maximum Lot Coverage | 57.5 % |

- (d) Minimum Required Yards:
 - (i) Front 4 metres
 - (ii) Interior Side
 - (a) Vertical common wall 0 metres
 - (b) Exposed end wall 1.1 metres
 - (iii) Exterior Side 3.3 metres
 - (iv) Rear 6 metres
- (e) Projection from the main rear wall of the building for decks and pergolas shall be a maximum of 4 metres.
- (f) Maximum depth of dwelling 17.3 metres
- (g) Decks, porches and pergolas shall not be calculated in lot coverage
- (h) Maximum Height of Buildings 11 metres
- (i) No detached accessory buildings shall be permitted
- (j) Fences shall be picket fences or other open type fences and shall not exceed 0.9 metres in height
- (k) Maximum Number of dwelling units in the zone shall be 82
- (l) For the purpose of this zone a pergola shall be defined as an open slated bar arbour or trellises covered walk.

10.4.6 R3-6 Zone

All the provisions of the Multiple Residential Exception Five "R3-5" Zone shall apply to the "R3-6" Zone with the exception of Subsection 10.4.5 2(d)(i) "Minimum Required Yards, Front" whereby the minimum front yard shall be 4 metres.

10.4.7 R3-7 Zone

All the provisions of the Multiple Residential Exception Five "R3-5" Zone shall apply to the "R3-7" Zone with the exception of Subsection 10.4.5 2(d)(iv) "Minimum Required Yards, Rear" whereby the minimum rear yard shall be 2.5 metres.