

SECTION 9 RESIDENTIAL TYPE THREE (R3) ZONE REGULATIONS

9.1 GENERAL USE REGULATIONS

Within the R3 zone, no person shall use any lot or erect, alter or use any building or structure except in accordance with the following regulations:

9.1.1 PERMITTED USES

- a) multiple dwellings;
- b) apartment buildings;
- c) nursing homes or rest homes;
- d) accessory uses to the above permitted use.

9.1.2 PERMITTED BUILDINGS AND OTHER STRUCTURES

- a) buildings and structures for the permitted uses;
- b) accessory buildings and structures.

9.1.3 ZONE PROVISIONS

a) Minimum Lot Dimensions

i) Area 165 square metres per dwelling unit

ii) Frontage 20 metres 65.6'

SUBSECTION 6.3.1		RESIDENTIAL ZONE 3 URBAN (R3.1) (Medium Density Residential – Kingsville Centre)	
a) Permitted Uses			
i) Main use	Residential; Group home; or Nursing or Rest home.		
ii) Accessory use	One Bed and breakfast; One Urban Home occupation; Accessory uses to the Main use.		
b) Permitted Buildings and Structures			
i) Permitted buildings and structures	One converted dwelling containing a maximum three dwelling units; Townhouse complex containing a maximum three dwelling units; Triplex complex; Townhouse dwelling with a maximum of three units; Townhouse dwelling unit One Group home; Nursing or Rest home; Buildings and structures accessory to the Main use.		
c) Regulations			
	Converted dwelling	Townhouse dwelling	Townhouse dwelling unit
i) Lot area (minimum)	450 m ² (4,844 ft ²)	495 m ² (5,330 ft ²)	165 m ² (1,776 ft ²)
ii) Lot frontage (minimum)	16 m (53 ft)	25 m (80 ft) if an interior lot;	7.5 m (25 ft) for interior units
		29 m if a corner lot	8.5 m (28 ft) for end units on interior lots
iii) Open Space (minimum)	30 %		
iv) Lot coverage (max)	50 %	55 %	
v) Front yard depth (min)	5.5 m (18 ft)		
vi) Rear yard depth (min)	7.5 m (25 ft)	7.5 m (25 ft)	7.5 m (25 ft)

SUBSECTION 6.4.1		RESIDENTIAL ZONE 4 URBAN (R4.1) (High Density Residential – Kingsville Centre)	
a) Permitted Uses			
i) Main use		Residential; Group home; or Nursing or Rest home.	
ii) Accessory use		One Urban Home occupation; Accessory uses to the Main use.	
b) Permitted Buildings and Structures			
i) Permitted buildings and structures		One converted dwelling containing a maximum 10 residential units; Townhouse dwelling containing a maximum 10 dwelling units; Apartment building; One Group home; Nursing or Rest home; Buildings and structures accessory to the Main use.	
c) Regulations			
	Multiple unit complex		Multiple unit apartment building
i) Lot area (minimum)	850 m ² (9,150 ft ²)		950 m ² (10,225 ft ²)
ii) Lot frontage (min)	30 m (100 ft)		25 m (80 ft)
iii) Open Space (min)	30 %		
iv) Lot coverage (max)	45 %		
v) Front yard depth (min)	8 m (26 ft)		
vi) Rear yard depth (min)	The rear yard setback is equal to the height of the building or a minimum of 10 m (33 ft), whichever is greater.		
vii) Interior Side yard width (min)	4.5 m (14.5 ft)		
viii) Exterior side yard width (min)	4.5 m (14.5 ft)		
ix) Main building height (maximum)	11 m (36 ft.)		