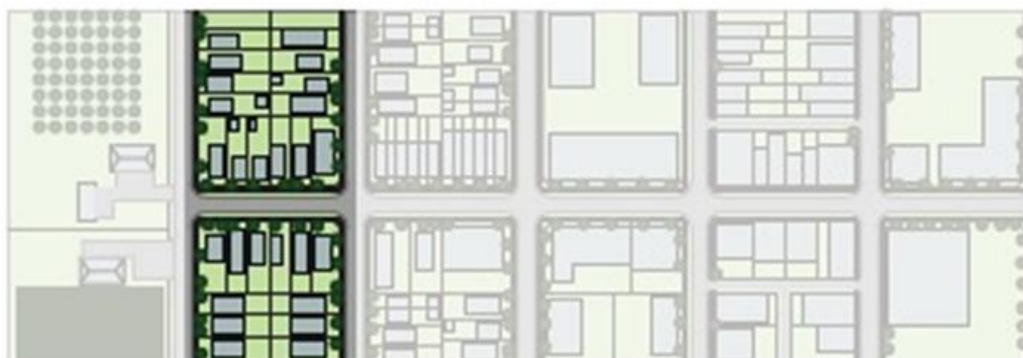


## 6.3 RESIDENTIAL THREE ZONE



### 6.3.1 Permitted Uses

- a) Semi-detached dwelling;
- b) Duplex Dwellings;
- c) Triplex dwelling;
- d) Home occupation;
- e) Second dwelling units; and
- f) Uses, buildings and structures accessory to the foregoing uses.

### 6.3.2 Zone Requirements for a Semi-Detached Dwelling

|                          |  |
|--------------------------|--|
| Minimum Lot Frontage     | 6.0m per dwelling unit   |
| Minimum Lot Area         | 165m <sup>2</sup> per dwelling unit  |
| Minimum Front Yard       | 3.0m except 6.0m where there is an attached garage   |
| Maximum Front Yard       | 6.0m   |
| Minimum Side Yard        | 1.2m except that no interior side yard shall be required for a semi-detached dwelling between the common vertical wall dividing one unit from another. |
| Minimum Corner Side Yard | 3.0m except where no attached garage or carport is provided the minimum corner side yard shall be 5.5m   |

|                         |       |
|-------------------------|-------|
| Minimum Rear Yard       | 7.5m  |
| Maximum Building Height | 12.0m |
| Maximum Lot Coverage    | 50%   |

**6.3.3 Zone Requirements for a Duplex Dwelling**

|                          |                   |
|--------------------------|-------------------|
| Minimum Lot Frontage     | 14.0              |
| Minimum Lot Area         | 400m <sup>2</sup> |
| Minimum Front Yard       | 3.0m              |
| Maximum Front Yard       | 6.0m              |
| Minimum Side Yard        | 1.2m              |
| Minimum Corner Side Yard | 4.5m              |
| Minimum Rear Yard        | 7.5m              |
| Maximum Building Height  | 12.0m             |
| Maximum Lot Coverage     | 50%               |

**6.3.4 Zone Requirements for a Triplex Dwelling**

|                          |                            |
|--------------------------|----------------------------|
| Minimum Lot Frontage     | 14.0                       |
| Minimum Lot Area         | 140m <sup>2</sup> per unit |
| Minimum Front Yard       | 3.0m                       |
| Maximum Front Yard       | 6.0m                       |
| Minimum Side Yard        | 1.2m                       |
| Minimum Corner Side Yard | 3.0m                       |
| Minimum Rear Yard        | 7.5m                       |
| Maximum Building Height  | 12.0m                      |
| Maximum Lot Coverage     | 50%                        |

### **6.3.5 Zone Requirements for a Home Occupation**

Please refer to Section 3.13.1

### **6.3.6 Zone Requirements for Second Dwelling Units**

Please refer to Section 3.28