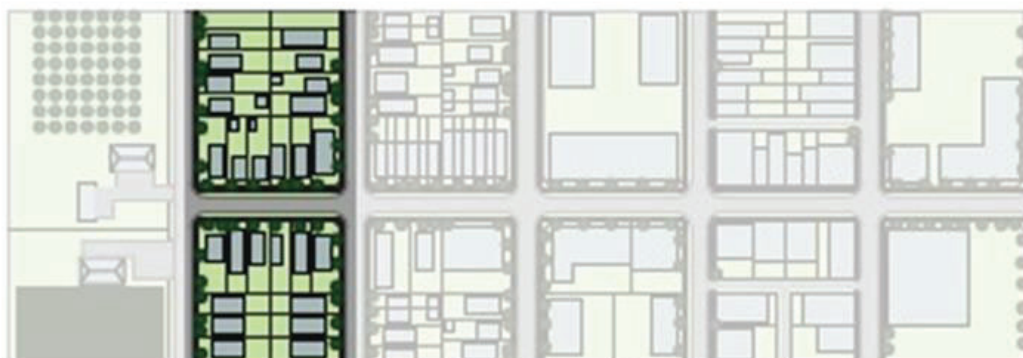


## 6.3 RESIDENTIAL THREE ZONE



### 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 3.29