

5.14 RESIDENTIAL TYPE 3 (R3) ZONE

No person shall within any Residential Type 3 (R3) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

5.14.1 Uses Permitted**a) Residential Uses**

- Existing converted dwelling house;
- Group Home;
- Special Care Facilities, excluding Corrections Residence, Detoxification Centre and Warming/Cooling Centres;
- Transitional Housing Unit;
- Home Occupation;
- Single detached dwelling house.

(By-law No. 2016-0049)(By-law No. 2020-0016)

b) Non-Residential Uses

- Park;
- Public use in accordance with the General Provisions of this By-law.

c) Accessory Uses

Uses, buildings and structures accessory to any of the permitted uses in accordance with the General Provisions of this By-law.

5.14.2 Zone Provisions for Single Detached Dwelling

- a) Lot Area (minimum) 370 square metres
- b) Lot Frontage (minimum) 12 metres
- c) Yards:
- i) Front Yard (minimum) 6 metres
- ii) Exterior Side Yard (minimum) 6 metres
- iii) Interior Side Yard (minimum):
- 3 metres on one side, 1.2 metres on the other side, plus 0.6 metres on the narrow side for each additional or partial storey above the first, provided, that where a garage or carport is attached to or is within the main building, or the lot is a corner lot, the minimum width of the interior side yard shall be 1.2 metres plus 0.6 metres for each additional or partial storey above the first. The increased side yard requirement does not apply to an attic or loft.
- iv) Rear Yard (minimum) 7.5 metres
- d) Dwelling Unit Area (minimum) 90 square metres
- e) Landscaped Open Space (minimum) 30 percent

- f) Lot Coverage (maximum) 35 percent
- g) Setback from Street Centreline:
- In accordance with the General Provisions of this By-law.
- h) Number of Dwelling Houses per Lot (maximum)..... 1
- i) Height of Building (maximum)..... 10 metres
- j) Garage or Carport:
- i) Setback from Front Lot Line (minimum).....6 metres
 - ii) Where the garage or carport contains the opening for vehicular access from a lot line other than the front lot line, the setback shall be a minimum of 6.0 metres from the lot line that the driveway crosses to access the attached garage or carport, and
 - iii) The wall of the attached garage or carport facing the public street shall not be located more than 2.0 metres closer to the front lot line than the dwelling house.
(By-law No. 03-61)

5.14.3 **Zone Provisions for Linked Dwelling**

(By-law No. 03-61)
(Repealed by By-law No. 2016-0049)

5.14.4 **General Provisions**

In accordance with Section 4, General Provisions, of this By-law.

5.14.5 **Exception Provisions - Residential Type 3 (R3) Zone**

5.14.5.1 **Residential Type 3 Exception One (R3-1) Zone**

Within the R3-1 zone, the following provisions apply:

- a) Front yard: (minimum).....3.5 metres
(maximum)8.5 metres
- b) Exterior side yard (minimum)3.5 metres
- c) The minimum lot frontage requirement shall be calculated at the minimum front yard depth of 6 metres.

5.14.5.2 **Residential Type 3 Exception Two (R3-2) Zone**

(Part of Lot 18, Concession 2, in the Geographic Township of North Fredericksburgh – Golf Course School)

Within the R3-2 zone, the following provisions apply:

- a) Interior side yard (minimum): 3 metres on one side and 1.2 metres on the other side provided that when a garage or carport is attached to or is within the main building, the minimum width of the interior side yard shall be 1.2 metres.