

SECTION _____

RESIDENTIAL ZONES

In any Residential Zone, no land shall be used and no building or structure shall be erected, located or used for any purpose except in accordance with the following regulations:

6.1 Permitted Uses in Residential Zones

Within any Residential Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

Uses		Use Permitted In Zone				
		R1	R2	R3	R4	FD
(a)	Single detached dwellings					
(b)	Semi-detached dwellings					
(c)	Duplex dwellings					
(d)	Street townhouse dwellings					
(e)	Multiple dwellings					
(f)	Boarding or lodging houses					
(g)	Converted dwellings					
(h)	Public Parks					
(i)	Institutional uses					
(j)	Office uses					
(k)	Personal Service uses					
(l)	Neighbourhood Commercial uses					

NOTE: A number of the existing Residential zones limit the number of dwelling units or time of development (i.e. existing as of date of passing) associated with various permitted uses (i.e. multiple dwellings, converted dwellings, etc). These variations may be addressed/removed through the detailed analysis. Any remaining limitations would be included in the Zone specific regulations.

6.2 Residential One (R1) Zone

Regulations		Permitted Use		
		Single Detached Dwelling	Street Townhouse (Section X.Y.Z)	Multiple Dwellings (Section X.Y.Z)
(a)	Minimum Lot Frontage			
(b)	Minimum Lot Area			
(c)	Maximum Lot Coverage			
(d)	Minimum Front Yard Setback			
(e)	Minimum Rear Yard Setback			
(f)	Minimum Interior Side Yard Setback			
(g)	Minimum Other Interior Side Yard Setback			
(h)	Minimum Exterior Side Yard Setback			
(i)	Maximum Building Height (a)			
(j)	Maximum Gross Floor Area			
(k)	Maximum Floor Space Index (b)			

Zone Specific Regulations:

- (a)
- (b)
- (c)

NOTE: Similar chart(s) would be provided on separate pages for each of the Residential zones. While the complete regulations are included in the chart, reference may be made to the applicable Section (i.e. for Churches refer to the Institutional Zone) in order to assist in future updating. All regulations are subject to change as the by-law is drafted.