**SECTION 11 MEDIUM DENSITY RESIDENTIAL (R3) ZONE**

No person shall within any Medium Density Residential (R3) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions.

* 1. **PERMITTED USES**
		1. **Residential Uses**

a) all uses permitted in the Residential Type 2 (R2) Zone

b) triplex dwelling house

c) fourplex dwelling house

d) converted dwelling house

e) boarding, lodging or rooming house

**11.1.2 Non-Residential Uses**

 Public uses or municipal utilities in accordance with the provisions of Section 4.24 of this By-law.

**11.1.3 Accessory Uses**

Uses, buildings or structures accessory to any of the foregoing permitted uses specified under 11.1.1 or 11.1.2 hereof and in accordance with the provisions of 4.1 as set forth in this By-law.

* 1. **REGULATIONS FOR RESIDENTIAL USES PERMITTED IN THE RESIDENTIAL TYPE 2 (R2) ZONE**

All regulations for residential uses permitted in the Residential Type 2 (R2) Zone as set out in 10 of this By-law shall also apply to these uses within the Medium Density Residential (R3) Zone.

**11.3 REGULATIONS FOR TRIPLEX DWELLING HOUSES AND CONVERTED DWELLING HOUSES WITH THREE DWELLING UNITS**

**11.3.1** Minimum Lot Area 740 m² (7,965.55 sq. ft.)

**11.3.2** Minimum Lot Frontage 21 m (68.89 ft.)

**11.3.3** Minimum Dwelling Unit Area Triples Dwelling House 83 m² (893.43 sq. ft.)

* + 1. Minimum Floor Area Per Dwelling Unit

a) Bachelor Unit 37 m² (400 sq. ft.)

 b) One Bedroom Unit 55 m² (600 sq. ft.)

 c) Each Additional Bedroom 10 m² (107 sq. ft.)

* 1. **REGULATIONS FOR FOURPLEX DWELLING HOUSES AND CONVERTED DWELLING HOUSES WITH FOUR DWELLING UNITS**

**11.4.1** Minimum Lot Area 925 m² (10,000 sq. ft.)

**11.4.2** Minimum Lot Frontage 27 m (90 ft.)

* + 1. Minimum Dwelling Unit Area for a

Fourplex Dwelling House 83 m² (900 sq. ft.)

* + 1. Minimum Dwelling Unit Area for a Converted

Dwelling House with Four Dwelling Units as set out in Section 11.3.4 of

 this By-law.

* 1. **REGULATIONS FOR BOARDING, LODGING OR ROOMING HOUSES**

**11.5.1** Minimum Lot Area 925 m² (10,000 sq. ft.)

**11.5.2** Minimum Lot Frontage 30 m (100 ft.)

* + 1. Minimum Building Area for a Boarding

Lodging or Rooming House 110 m² (1,200 sq. ft.)

* + 1. Minimum Area per Guest Room in a Boarding,

Lodging or Rooming House 23 m² (250 sq. ft.)

* 1. **REGULATIONS FOR TRIPLEX, FOURPLEX, AND CONVERTED DWELLING HOUSES AND FOR BOARDING, LODGING OR ROOMING HOUSES**
		1. Minimum Yard Requirements

a) front yard depth 6.0 m (20 ft.)

b) exterior side yard width 6.0 m (20 ft.)

c) interior side yard width 2.0 m (6.5 ft.)

d) rear yard depth 6.0 m (20 ft.)

**11.6.2** Maximum Lot Coverage of all Buildings 30 percent

**11.6.3** Minimum Setback from Street Centreline

 a) Provincial Highway 24 m (79 ft.)

 b) Municipal Road/Connecting Link 16 m (52.5 ft.)

**11.6.4** Maximum Landscaped Open Space Requirement 30 percent

**11.6.5** Maximum Number of Dwelling Houses per Lot One

* + 1. Maximum Number of Dwelling Units or Guest Rooms per Lot

a) triplex dwelling house three

b) fourplex dwelling house four

c) converted dwelling house four

d) boarding, lodging or rooming house four

**11.6.7** Maximum Height of Building 11 m (36 ft.)

**11.6.8 Special Yard Provisions**

Any single detached dwelling house containing not less than 110 m² (1,200 sq. ft.) of dwelling unit area, erected prior to the date of passing of this By-law and having a setback or one or more yards that is or are less than required under the provisions of this By-law for converted dwelling houses and boarding, lodging or rooming houses, may be altered to a converted dwelling house or a boarding, lodging or rooming house, provided that the setback or yards that are less than required are not further reduced.

* 1. **SERVICE REQUIREMENT**

All permitted residential uses, other single family dwelling houses and existing uses, shall be located on lots having public water and sanitary sewer facilities.

* 1. **REGULATIONS FOR NON-RESIDENTIAL USES**

Regulations for single detached dwelling houses as set out in 9.2 shall apply to non-residential uses, excluding 9.2.1, 9.2.2 and 9.2.4.

* 1. **GENERAL ZONE PROVISIONS**

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building, structure permitted within the Medium Density Residential (R3) Zone shall apply.

* 1. **LOADING AND PARKING PROVISIONS**

All provisions of Section 5, Loading and Parking Provisions, of this By-law, where applicable to the use of any land, building or structure permitted within the Medium Density Residential (R3) shall apply.