

SECTION 10. RESIDENTIAL THIRD DENSITY (R3) ZONE

The Residential Third Density (R3) Zone applies to medium density residential development in the village areas of Rodney and West Lorne. The corresponding land use designation in the Municipality’s Official Plan is, in most instances, ‘Residential’. Development is restricted to multiple unit dwellings (i.e. 3 units or more) in a variety of configurations (e.g. townhouses, triplexes, apartment dwellings) that do not exceed a height greater than three storeys. Within the R3 zone, standards apply to such matters as lot area, lot frontage, setbacks, coverage and height.

10.1 GENERAL USE REGULATIONS

10.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used or altered in the Residential Third (R3) Zone except for the following purposes:

- apartment dwelling
- double duplex dwelling
- home occupation
- multiple-unit dwelling
- senior citizens’ home
- townhouse dwelling

TABLE 10-1

RESIDENTIAL THIRD DENSITY (R3) ZONE STANDARDS

1	<b>Minimum Lot Area</b> a) double duplex, townhouse and multiple-unit dwellings b) apartment dwelling	a) 230 m <sup>2</sup> per dwelling unit b) 230 m <sup>2</sup> for each of the first four (4) dwelling units and 95 m <sup>2</sup> for each additional unit thereafter
2	<b>Minimum Lot Frontage</b> a) double duplex dwelling b) townhouse and multiple-unit dwellings	a) 25 m b) 30.5 m
3	<b>Maximum Lot Coverage</b>	35%
4	<b>Front Yard Depth</b> a) double duplex dwelling b) townhouse and multiple-unit dwellings	a) 7.5 m b) 7.5 m
5	<b>Side Yard Width</b> a) double duplex dwelling b) townhouse c) apartments and multiple-unit dwellings	a) 3.0 m on an interior lot, 7.5 m on the side abutting the street and 3.0 m on the other side on a corner lot b) 6.0 m or one-half the height whichever is greater on an interior lot, 10.5 m on the side abutting the street and 6.0 m or one half the height on a corner whichever is the greater on the other side c) 7.5 m
6	<b>Rear Yard Depth</b> a) main building	a) 10.5 m
7	<b>Maximum Building Height</b> a) main building	a) 3 storeys
8	<b>Minimum Outdoor Amenity Area</b>	45 m <sup>2</sup> per dwelling unit
9	<b>Maximum Density</b>	60 dwelling units per hectare
10	<b>Municipal Services</b> No dwelling shall be erected or used that is not connected to the municipal water supply system and the municipal sanitary sewage system.	

10.1.2 **LOCATION OF PARKING SPACES**

- a) All parking spaces shall be located in an attached or detached private garage, or in a hard surfaced parking lot, provided that the lot coverage of the spaces shall not exceed fifteen (15) percent of the lot area.
- b) Parking spaces shall be located on the same lot or within the same building as the use for which said parking is required.

10.2 **SPECIAL USE REGULATIONS**

10.2.1 **HOME OCCUPATIONS**

The following provisions shall apply to home occupations:

- a) outside storage of materials, containers, or finished products shall not be permitted;
- b) the character of the dwelling or dwelling unit as a residence shall not change, or a nuisance particularly in regard to noise, traffic or parking shall not be created;
- c) mechanical equipment shall not be used, the operation of which would result in any noise, fumes, dust, or odour escaping to any adjoining use;
- d) not more than 25 percent of the total floor area of the dwelling or dwelling unit or forty (40) square metres whichever is the lesser, shall be used for the home occupation;
- e) a maximum of one non-flashing sign, one-half (0.5) square metre in area shall be permitted.

10.3 **SITE-SPECIFIC ZONES**

10.3.1 a) **Defined Area** (*West Lorne Heritage Homes*)

R3-1 as shown on Schedule “C”, Map No. 3.

b) **Permitted Uses**

senior citizens’ home  
clinic  
community centre  
all other permitted uses of the R3 zone

- b) Front Yard Depth 5.5 m
- c) Rear Yard Depth 8.0 m
- d) Maximum Lot Coverage 40 %
- e) Minimum Off-Street Parking Spaces 40

10.3.2 a) **Defined Area** (*Arvai Developments Inc.*)

R3-2 as shown on Schedule “C”, Map No. 6.

- b) Front Yard Depth 3.0 m
- c) Side Yard Width 4.05 m
- d) Notwithstanding Section 4.18.4, the minimum length of a parking space shall be 5.49 m.

- 10.3.3

a)

**Defined Area** (V & V Enterprises)

R3-3 as shown on Schedule “A”, Map No. 37.
- b)

**Permitted Uses**

Semi-detached dwelling  
Semi-detached dwelling unit  
Townhouse dwelling  
Townhouse dwelling unit  
All other uses permitted in the R3 Zone
- b)

Minimum Lot Area

1.0 ha
- c)

Minimum Lot Frontage

100 m
- c)

Front Yard Depth

12.0 m
- d)

Side Yard Width

6.0 m
- e)

Rear Yard Depth

6.0 m
- f)

Maximum Lot Coverage

40%
- g)

Minimum Landscaped Open Space

800 m²
- h)

Minimum Parking Spaces

2 per dwelling unit
- i)

Minimum Visitor Parking

0.33 per dwelling unit
- j)

Total number of dwelling units

36
- k)

Notwithstanding any other provision of the by-law to the contrary an attached garage shall be considered one of the required parking space per dwelling unit
- l)

Notwithstanding any other provisions of the by-law to the contrary lands zoned R3-3 shall be considered a single lot for zoning purposes.
- 10.3.4

a)

**Defined Area** (Hope Harbour)

R3-4-H-1 as shown on Schedule “G” to this By-law. - (Blocks 30 & 58)
- b)

Notwithstanding the provisions of Section 10 of the By-law, the lands zoned R3-4-H-1 on Schedule “G” to this By-law may be developed and used on public or private roads in accordance with Section 4.8 of this By-law; and may be serviced by a private piped water system and a private sanitary sewage system.”
- c)

Notwithstanding the provisions of Section 10 of the By-law, the lands zoned R3-4-H-1 the following Zone Standards Apply for an Apartment:

Minimum Lot Area

2,000 sq.m.

Minimum Front Yard

4.0 m

Minimum Interior Side Yard

6.0 m

Minimum Rear Yard

6.0 m

Maximum Lot Coverage (Main Structure)

40%

Maximum Lot Coverage

45%

Minimum Outdoor Amenity Area

10 sq.m./unit

Maximum Density

120 uph

Maximum Building Height

6 storeys

Minimum Off-Street Parking

1.25 spaces/unit

- 10.3.5
- a)
- Defined Area**
- R3-5-H-1 as shown on Schedule “G” to this By-law. - (Blocks 14-22, 42, 49, 50 & 51)
- b)
- Notwithstanding the provisions of Section 10 of the By-law, the lands zoned R3-5-H-1 on Schedule “G” to this By-law may be developed and used on public or private roads in accordance with Section 4.8 of this By-law; and may be serviced by a private piped water system and a private sanitary sewage system.”
- c)
- Notwithstanding the provisions of Section 10 of the By-law, the lands zoned R3-5-H-1 the following Zone Standards Apply for a townhouse dwelling unit:
- |                                       |           |
|---------------------------------------|-----------|
| Minimum Lot Area (Corner Unit)        | 300 sq.m. |
| Minimum Lot Area (End Unit)           | 230 sq. m |
| Minimum Lot Area (Interior Unit)      | 200 sq.m. |
| Minimum Lot Frontage (Corner Unit)    | 11.5 m    |
| Minimum Lot Frontage (End Unit)       | 6.5 m     |
| Minimum Lot Frontage (Interior Unit)  | 6.5 m     |
| Minimum Front Yard                    | 6.0 m     |
| Minimum Exterior Side Yard            | 3.5 m     |
| Minimum Interior Side Yard (End Unit) | 1.8 m     |
| Minimum Rear Yard                     | 6.0 m     |
| Maximum Lot Coverage (Main Structure) | 50%       |
| Maximum Lot Coverage                  | 60%       |
| Off-Street Parking (Tandem)           | 1.5/unit  |