

Zoning Information

342 Main Street Picton



R3 – Urban Residential Zone

COUNTY OF PRINCE EDWARD

COMPREHENSIVE ZONING

BY-LAW NO. 1816-2006

October 23, 2006

SECTION 12 URBAN RESIDENTIAL TYPE THREE (R3) ZONE

No person shall within any Urban Residential Type Three (R3) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

12.1 PERMITTED RESIDENTIAL USES

- 12.1.1 one unit of a semi-detached dwelling
- 12.1.2 one semi-detached dwelling
- 12.1.3 one duplex dwelling
- 12.1.4 one triplex dwelling
- 12.1.5 one converted dwelling with a maximum of four dwelling units
- 12.1.6 townhouse dwelling
- 12.1.7 one unit of a townhouse dwelling
- 12.1.8 apartment dwelling
- 12.1.9 retirement home
- 12.1.10 senior citizens' housing complex
- 12.1.11 home business
- 12.1.12 uses, buildings and structures accessory to the foregoing permitted uses

12.2 PERMITTED NON-RESIDENTIAL USES

- 12.2.1 public uses or utilities in accordance with the provisions of Section 4.23 of this By-law

12.3 REGULATIONS FOR PERMITTED RESIDENTIAL USES

12.3.1 Minimum Lot Area

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|---|------------------------------------|
| i. one unit of a semi-detached dwelling | 325 m ² (3,500 sq. ft.) |
| ii. one semi-detached dwelling | 650 m ² (7,000 sq. ft.) |
| iii. duplex dwelling | 560 m ² (6,030 sq. ft.) |
| iv. triplex dwelling | 600 m ² (6,458 sq. ft.) |
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v. townhouse dwelling	250 m ² (2,700 sq. ft.) per dwelling unit
vi. apartment dwelling	232 m ² (2,500 sq. ft.) per unit for first four units, plus 46 m ² (495 sq. ft.) for each additional unit
12.3.2 Minimum Lot Frontage	
i. one unit of a semi-detached dwelling	9 m (30 ft.)
ii. one semi-detached dwelling	18 m (60 ft.)
iii. duplex dwelling	18 m (60 ft.)
iv. triplex dwelling	18 m (60 ft.)
v. townhouse dwelling where each unit front onto a public street	7 m (23 ft.) per dwelling unit
vi. townhouse dwelling which does not front onto a public street	30 m (100 ft.)
vii. apartment dwelling	23 m (75 ft.)
12.3.3 Minimum Front Yard	
i. all permitted uses except an apartment dwelling	7.5 m (25 ft.)
ii. apartment dwelling	9 m (30 ft.)
12.3.4 Minimum Exterior Side Yard	
i. all permitted uses except an apartment dwelling	7.5 m (25 ft.)
ii. apartment dwelling	9 m (30 ft.)
12.3.5 Minimum Interior Side yard	
i. semi-detached dwelling	
1. on the attached side	0 m (0 ft.)
2. on the other side	2.5 m (8.2 ft.)
ii. duplex dwelling	2.5 m (8.2 ft.)
iii. triplex dwelling	2.5 m (8.2 ft.)

iv. townhouse dwelling	
1. on the attached side	0 m (0 ft.)
2. on the other side	2.5 m (8.2 ft.)
v. apartment dwelling	4.5 m (15 ft.)
12.3.6 Minimum Rear Yard	
i. all permitted uses except an apartment dwelling	7.5 m (25 ft.)
ii. apartment dwelling	9 m (30 ft.)
12.3.7 Maximum Lot Coverage (all buildings and structures)	35%
12.3.9 Minimum Landscaped Open Space	35%
12.3.10 Maximum Height of Buildings	15 m (50 ft.)
12.3.11 Minimum Floor Area Per Dwelling Unit	
i. semi-detached, duplex or triplex	65 m ² (699.7 sq. ft.)
ii. converted dwelling	60 m ² (645.86 sq. ft.)
iii. apartment dwelling	
1. bachelor unit	46 m ² (495.16 sq. ft.)
2. one bedroom apartment unit	55 m ² (592.0 sq. ft.)
3. two bedroom apartment unit	60 m ² (645.86 sq. ft.)
4. more than two bedroom apartment unit	65 m ² (699.68 sq. ft.)
5. senior citizen apartment unit	42 m ² (452.1 sq. ft.)

12.4 GENERAL PROVISIONS AND PARKING, DRIVEWAY AND LOADING PROVISIONS

All provisions of Section 4, General Provisions and Section 5, Parking, Driveway and Loading Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Urban Residential Type Three (R3) Zone and any special zone thereunder, shall apply and be complied with.

12.5 SPECIAL RESIDENTIAL 3 (R3) ZONES

Except as specifically exempted or varied with the following special zones, all other requirements of this By-law shall apply.
