

Zoning Information

31 Arbordale Crescent Ottawa



R3Z (937) Residential Zone



R3 - Residential Third Density Zone (Sections 159 and 160)

Purpose of the Zone

The purpose of the R3 - Residential Third Density Zone is to:

- (1) allow a mix of residential building forms ranging from detached to townhouse dwellings in areas designated as General Urban Area in the Official Plan; (By-law 2012-334)
- (2) allow a number of other residential uses to provide additional housing choices within the third density residential areas;
- (3) allow ancillary uses to the principal residential use to allow residents to work at home;
- (4) regulate development in a manner that is compatible with existing land use patterns so that the mixed dwelling, residential character of a neighbourhood is maintained or enhanced; and
- (5) permit different development standards, identified in the Z subzone, primarily for areas designated as **Developing Communities**, which promote efficient land use and compact form while showcasing newer design approaches.

Section 159

In the R3 Zone:

Permitted Uses

- (1) The following uses are permitted uses subject to:
 - (a) the provisions of subsection 159 (3) to (13);
 - (b) a maximum of three guest bedrooms in a bed and breakfast;
 - (c) a maximum of ten residents is permitted in a group home; and (By-law 2014-189)
 - (d) a maximum of ten residents is permitted in a retirement home, converted.
 - bed and breakfast**, see Part 5, Section 121
 - detached dwelling**
 - diplomatic mission**, see Part 3, Section 88
 - duplex dwelling**, see Part 5, Section 138 (By-law 2010-307)
 - group home**, see Part 5, Section 125
 - home-based business**, see Part 5, Section 127
 - home-based daycare**, see Part 5, Section 129
 - linked-detached dwelling**, see Part 5, Section 138 (By-law 2010-307)
 - park**
 - planned unit development**, see Part 5, Section 131
 - retirement home, converted** see Part 5, Section 122
 - secondary dwelling unit**, see Part 5, Section 133
 - semi-detached dwelling**, see Part 5, Section 138 (By-law 2010-307)
 - three-unit dwelling**
 - townhouse dwelling**, see Part 5, Section 138 (By-law 2012-334) (By-law 2010-307) (By-law 2014-189)
 - urban agriculture**, see Part 3, Section 82 (By-law 2017-148)

Conditional Permitted Uses

- (2) The following conditional use is also permitted in the R3 zone, subject to the following:
 - (a) it is located on a lot fronting on and having direct vehicular access to an Arterial or Major Collector Road, such roads which are indicated on Schedule 3 - Urban Road Network; and

- (i) a maximum of seven rooming units is permitted; and
- (ii) no secondary dwelling unit is permitted. (By-law 2018-206)
rooming house see *Part 5, Section 122* (By-law 2018-206)

Zone Provisions

- (3) The zone provisions are set out in Table 160A and 160B.
- (4) Where a planned unit development is permitted on a lot in the subzone, the provisions of Section 131 apply, and the associated subzone provisions identified in Table 160 A affecting permission of uses, minimum lot widths and lot areas, as well as minimum required setbacks apply to the whole of the lot while the maximum height applies to each permitted dwelling type within the planned unit development.
- (5) A diplomatic mission and a group home, that is not a prohibited use listed in Column II of Table 160A is subject to the subzone provisions for a detached dwelling.
- (6) A park is not subject to the provisions of Table 160A, however any development will be subject to the subzone provisions for a detached dwelling. (By-law 2016-131)
- (7) Conversions that alter an existing residential use building to create another listed permitted use are subject to the provisions of Part 5, Section 122 - Conversions.
- (8) Minimum lot width, lot area and parking requirements for linked-detached dwelling, semi-detached dwelling and townhouse dwelling shall apply to each portion of a lot on which each individual dwelling unit is located, whether or not that parcel is to be severed.(By-law 2012-334)

Alternative Setbacks for Urban Areas (OMB Order File N^o: PL150797, issued July 25, 2016 - By-law 2015-228)

- (9) For regulations affecting yard setbacks applicable to urban residential lots located within Schedule 342, see Part V, Section 144 – Alternative Yard Setbacks affecting R1-R4-zoned Residential Lots within the Greenbelt. (By-law 2020-289)
- (10)
 - (a) Minimum lot area for long semi-detached dwelling applies to the whole of the dwelling and not to each dwelling unit.
 - (b) Minimum lot width for a long semi-detached dwelling applies to the whole of the dwelling, unless the dwelling units are severed in a flag lot configuration. See *Part V, Section 145 – Long Semi-detached Dwellings for other regulations*. (By-law 2020-289)

Other Zone Provisions (OMB Order File N^o: PL150797, issued July 25, 2016 - By-law 2015-228)

- (11) For other applicable provisions, see Part 2 – General Provisions, Part 3 – Specific Use Provisions, Part 4 – Parking, Queuing and Loading Provisions and Part 5 Residential Provisions.
- (12) Where the “-c” suffix is shown in the zone code, Section 141 also applies. (By-law 2015-197)

Section 160 - R3 Subzones

- (13) In the R3 Zone, the following subzones and provisions apply such that:
 - (a) Column I lists the subzone character;
 - (b) Column II lists the uses from Section 159(1) and (2) that are prohibited uses;
 - (c) Column III identifies the principal permitted dwelling types in order to differentiate in Columns III to XI the required zone provisions applying to the dwelling types;

- (d) Columns IV through X inclusive, establish required zone provisions applying to development in each subzone;
- (e) Column XI lists the reference number of additional provisions applying in each subzone. The additional provisions themselves are provided in Table 160B. Where an additional provision applies, the corresponding provision specified in Table 160B takes ultimate precedence over any provision provided in Table 160A;
- (f) Where a superscript number occurs in Table 160A - eg.:varies¹, the superscript number 1 refers to a number in Column I of Table 160B which sets out an additional provision;
- (g) Where “na” appears, it means that the associated provision is not applicable; and
- (h) Where “varies” appears, the associated provision is referenced and provided as an additional provision.


The columns in this table – I to XI can be viewed by using the scroll bar at the bottom of the table or viewing the [PDF version](#)  (link is external) to ensure accuracy.

Table 160A – R3 Subzone provisions (OMB Order File No: PL150797, issued July 25, 2016 - By-law 2015-228) (By-law 2020-288) (By-law 2021-111)

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m ²)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)
A	None	Planned Unit Development	na	1,400	As per dwelling type ¹³	6
		Three Unit	18	540	10.7 in Schedule 342, in other cases ¹¹	6
		Detached, Duplex, Linked-detached	15	450	8	6
		Long Semi	10	300	8	6
		Semi-Detached	9	270	8	6
		Townhouse	6	180	10 in Schedule 342, in other cases ¹¹	6

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m2)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)
B	None	Planned Unit Development	na	1,400	As per dwelling type	3
		Three Unit	18	540	10.7 in Schedule 342, in other cases 11	3
		Detached, Duplex, Linked-detached	15	450	10 in Schedule 342 ⁶ , in other cases 11	3
		Long Semi	10	300	10 in Schedule 342 ⁶ , in other cases 11	3
		Semi-Detached	9	270	10 in Schedule 342 ⁶ , in other cases 11	3
		Townhouse	6	180	10 in Schedule 342 ⁶ , in other cases 11	3
C	Planned Unit Development	Three Unit	18	540	10.7	6
		Detached, Duplex, Linked-detached	15	450	8	6
		Long Semi	10	300	8	6
		Semi-Detached	7.5	270	8	6
		Townhouse	6	180	10 ⁶	6
D	Planned Unit Development, Townhouse	Three Unit	18	540	10.7	6
		Detached, Duplex, Linked-detached	15	450	8	6
		Long Semi	10	300	8	6
		Semi-Detached	9	270	8	6

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m ²)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)
E	Planned Unit Development, Townhouse	Three Unit	18	540	8	3
		Detached, Duplex, Linked-detached	15	450	8	3
		Long Semi	10	300	8	3
		Semi-Detached	9	270	8	3
EE (By-law 2021-111) (By-law 2008-386)	Planned Unit Development, Townhouse	Three Unit	18	540	11	3
		Detached, Duplex, Linked-detached	15	450	11	3
		Long Semi	10	300	11	3
		Semi-detached	9	270	11	3
F	None	Planned Unit Development	na	1,400	As per dwelling type	6
		Three Unit	15	450	10.7	6
		Detached, Duplex, Linked-detached	15	450	8	6
		Long Semi	10	300	8	6
		Semi-Detached	7.5	225	8	6
		Townhouse	6	180	10 ⁶	6

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m2)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)
G	None	Planned Unit Development	na	1,400	As per dwelling type	3
		Three Unit	15	450	10.7	3
		Detached Duplex, Linked-detached	15	450	10 ⁶	3
		Long Semi	10	300	10 ⁶	3
		Semi-Detached	7.5	225	10 ⁶	3
		Townhouse	6	180	10 ⁶	3
H	Planned Unit Development, Townhouse	Three Unit	15	450	10.7	6
		Detached, Duplex, Linked-detached	15	450	8	6
		Long Semi	10	300	8	6
		Semi-Detached	7.5	225	8	6
I	Planned Unit Development, Townhouse	Three Unit, Detached, Duplex	15	450	10 ⁶	3
		Long Semi	10	300	10 ⁶	3
		Semi-Detached	7.5	225	10 ⁶	3
J	Three Unit	Planned Unit Development	na	1,400	As per dwelling type	3
		Detached, Duplex, Linked-detached	15	385	10 ⁶	3
		Long Semi	10	260	10 ⁶	3
		Semi-Detached	7.5	225	10 ⁶	3
		Townhouse	5.6	165	10 ⁶	3

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m ²)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)
K	Planned Unit Development, Three Unit, Townhouse	Detached, Duplex Linked-detached	15	385	10 ⁶	3
		Long Semi	10	260	10 ⁶	3
		Semi-Detached	7.5	225	10 ⁶	3
L	None	Planned Unit Development	na	1,400	As per dwelling type	3
		Three Unit, Detached	12	360	10.7	3
		Detached, Duplex, Linked-Detached	12	360	10 ⁶	3
		Semi-Detached, Townhouse	6	180	10 ⁶	3
		Long Semi	10	300	10 ⁶	3
M	None	Planned Unit Development	na	1,400	As per dwelling type	6
		Three Unit	12	360	10.7	6
		Detached, Duplex, Linked-detached	12	360	8	6
		Long Semi	10	300	8	6
		Semi-Detached	6	180	8	6
		Townhouse	6	180	10 ⁶	6

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m ²)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)
N	None	Planned Unit Development	na	1,400	As per dwelling type	6
		Three Unit	12	360	10.7	6
		Detached, Duplex, Linked-detached	9	270	8	6
		Long Semi	10	300	8	6
		Semi-Detached	5.6	165	8	6
		Townhouse	5.6	165	10 ⁶	6
O	None	Planned Unit Development	na	1,400	As per dwelling type	6
		Three Unit	12	360	10.7	6
		Detached, Duplex, Linked-detached	7.5	195	8	6
		Long Semi	10	300	8	6
		Semi-Detached	4.5	110	8	6
		Townhouse	4.5	110	10 ⁶	6
P	None	Planned Unit Development	na	1,400	As per dwelling type	3
		Three Unit	12	360	10.7	3
		Detached, Duplex, Linked-detached	9	270	10 ⁶	3
		Long Semi	10	300	10 ⁶	3
		Semi-Detached, Townhouse	5.6	165	10 ⁶	3

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m2)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)
Q	None	Planned Unit Development	na	1,400	As per dwelling type	3
		Three Unit	12	360	10.7 in Schedule 342 ⁶ , in other cases, 11	3
		Detached, Duplex, Linked-detached	7.5	195	10 in Schedule 342 ⁶ , in other cases, 11	3
		Long Semi	10	300	10 in Schedule 342 ⁶ , in other cases, 11	3
		Semi-Detached, Townhouse	4.5	110	10 in Schedule 342 ⁶ , in other cases, 11	3
R	Planned Unit Development, Townhouse	Three Unit	12	360	10.7	6
		Detached, Duplex, Linked-detached (By-law 2017-148)	12	360	8	6
		Long Semi	10	300	8	6
		Semi-Detached	6	180	8	6
S	Planned Unit Development, Townhouse	Three Unit	12	360	10.7	6
		Detached, Duplex, Linked-detached	9	270	8	6
		Long Semi	10	300	8	6
		Semi-Detached	5.6	165	8	6

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m ²)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)
T	Planned Unit Development, Townhouse	Three Unit	12	360	10.7	3
		Detached, Duplex, Linked-detached	9	270	10 ⁶	3
		Long Semi	10	300	10 ⁶	3
		Semi-Detached	5.6	165	10 ⁶	3
U	None	Planned Unit Development	na	1,400	As per dwelling type	3
		Three Unit	12	330	10.7	3
		Detached, Duplex, Linked-Detached	12	330	10 ⁶	3
		Long Semi	10	275	10 ⁶	3
		Semi-Detached	6	165	10 ⁶	3
		Townhouse	6	180	10 ⁶	3
V	Three Unit	Planned Unit Development	na	1,400	As per dwelling type	3
		Detached, Duplex, Linked-detached	9	270	10 in Schedule 342 ⁶ ; in other cases, 11	3
		Long Semi	10	300	10 in Schedule 342 ⁶ ; in other cases, 11	3
		Semi-Detached, Townhouse	5.6	165	10 in Schedule 342 ⁶ ; in other cases, 11	3
V V	None	Planned Unit Development	18	1400	As per dwelling type	3
		Three Unit	18	450	10.7 in Schedule 342 ⁶ ; in other cases, 11	3
		Duplex	14	380	10 in Schedule 342 ⁶ ; in other cases, 11	3

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m2)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)
		Detached, Linked-detached	9	240	10 in Schedule 342 ⁶ ; in other cases, 11	3
		Long Semi	10	270	10 in Schedule 342 ⁶ ; in other cases, 11	3
		Semi-detached	7	190	10 in Schedule 342 ⁶ ; in other cases, 11	3
		Townhouse	6	150	10 in Schedule 342 ⁶ ; in other cases, 11	3
W	Three Unit	Planned Unit Development	na	1,400	As per dwelling type	3
		Detached, Duplex, Linked-detached	9	270	8	3
		Long Semi	10	300	8	3
		Semi-Detached	5.6	165	8	3
		Townhouse	5.6	165	10 ⁶	3
W W	None	Planned Unit Development	18	1,400	As per dwelling type	6
		Three Unit	18	450	10.7 in Schedule 342; in other cases, 11	6
		Duplex	14	380	10 in Schedule 342 ⁶ ; in other cases, 11	6
		Detached, Linked-detached	9	240	10 in Schedule 342 ⁶ ; in other cases, 11	6
		Long Semi	10	270	10 in Schedule 342 ⁶ ; in other cases, 11	6
		Semi-detached	7	190	10 in Schedule 342 ⁶ ; in other cases, 11	6
		Townhouse	6	150	10 in Schedule 342 ⁶ ; in other cases, 11	6

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m2)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)
X	None	Planned Unit Development	18	1,400	11	4.5
		Three Unit	18	450	11	4.5
		Duplex	14	380	11	4.5
		Detached	9	240	11	4.5
		Long Semi	10	270	11	4.5
		Semi-detached	7	190	11	4.5
		Townhouse	6	150	11	4.5
XX	None	Planned Unit Development	18	1,400	11	6
		Three Unit	18	450	11	6
		Duplex	14	380	11	6
		Detached, Linked-detached	9	240	11	6
		Long Semi	10	270	11	6
		Semi-detached	7	190	11	6
		Townhouse	6	150	11	6

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m2)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)
Y	None	Planned Unit Development	18	1,400	As per dwelling type	5
		Three Unit	18	450	10.7 in Schedule 342, in other cases 11	5
		Duplex	14	380	10 in Schedule 342 ⁶ , in other cases 11	5
		Detached, Linked-detached	9	240	10 in Schedule 342 ⁶ , in other cases 11	5
		Long Semi	10	270	10 in Schedule 342 ⁶ , in other cases 11	5
		Semi-detached	7	190	10 in Schedule 342 ⁶ , in other cases 11	5
		Townhouse	6	150	10 in Schedule 342 ⁶ , in other cases 11	5
YY	None	Planned Unit Development	18	1,400	As per dwelling type	6
		Three Unit	18	450	10.7 in Schedule 342, in other cases 12	6
		Duplex	14	380	10 in Schedule 342 ⁶ , in other cases 12	6
		Detached, Linked-detached	9	240	10 in Schedule 342 ⁶ , in other cases 12	6
		Long Semi	10	270	10 in Schedule 342 ⁶ , in other cases 12	6
		Semi-detached	7	190	10 in Schedule 342 ⁶ , in other cases 12	6
		Townhouse	6	150	10 in Schedule 342 ⁶ , in other cases 12	6

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m ²)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)
Z	None	Planned Unit Development	18 ⁵	1,400	As per dwelling type	3 ³
		Three Unit	18 ⁵	450	10.7 in Schedule 342, in other cases 11	3 ³
		Duplex	14 ⁵	380	10 in Schedule 342 ⁶ , in other cases 11	3 ³
		Detached, Linked-detached	9 ⁵	240	10 in Schedule 342 ⁶ , in other cases 11	3 ³
		Long Semi	10 ⁵	270	10 in Schedule 342 ⁶ , in other cases 11	3 ³
		Semi-Detached	7 ⁵	190	10 in Schedule 342 ⁶ , in other cases 11	3 ³
		Townhouse	6 ⁵	150	10 in Schedule 342 ⁶ , in other cases 11	3 ³

(2) In the R3 Subzones, the following additional zoning provisions as denoted by endnotes apply:

TABLE 160B – ADDITIONAL ZONING PROVISIONS (By-law 2020-288)

I Endnote Number	II Additional Zoning Provisions
1.	Despite the definitions of rear yard and interior side yard, buildings in a planned unit development (PUD) must be located so that they are set back,
	(a) an amount equal to the minimum required rear yard setback for the dwelling type proposed, from a lot line where it abuts a rear yard on an abutting lot but need not exceed 7.5 metres,
	(b) an amount equal to the minimum required interior side yard setback for the dwelling type proposed, from a lot line where it abuts a side yard on an abutting lot,
	(c) in the case of an abutting vacant lot, a minimum required interior side yard of 1.8 metres, and a minimum required rear yard setback based on the minimum rear yard setback applicable to the dwelling type proposed to be located within the PUD adjacent to the rear lot line.
2.	For lots located within S. 342 and whose rear lot line abuts an R1, R2, R3 or R4 zone, see Part V, Section 144 – Alternative Yard Setbacks for Low-rise Dwellings in the Greenbelt. In all other cases the minimum rear yard setback is 25% of the lot depth which must comprise at least 25% of the area of the lot, however it may not be less than 6.0 m and need not exceed 7.5 m, except on lots with depths of 15 metres or less, in which case the minimum rear yard setback is 4 m. (By-law 2022-103)

I Endnote Number	II Additional Zoning Provisions	
3.	For lots outside of Schedule 342, the minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 6.2 m. No portion of a private garage or carport shall be located more than 2.5 m closer to a street lot line than the closer of:	
	(i)	a building front wall or side wall, or
	(ii)	a covered porch or veranda that is at least 2.5m wide.
	For lots inside Schedule 342, see Part V, Section 144 – Alternative Yard Setbacks for Low-Rise Residential Uses. (By-law 2020-288)	
4.	For lots outside of Schedule 342, for a yard abutting a lot line of an adjacent lot in any zone, the required yard setback is 1.2 m for the first 21 m back from the street lot line. In all other circumstances, the required yard setback is 6 m. For lots located inside Schedule 342, see Part V, Section 144 – Alternative Yard Setbacks for Low-rise Residential Uses inside the Greenbelt. (By-law 2020-288)	
5.	Access to a lot by means of a rear lane is permitted, provided the rear lane is a minimum of 8.5 metres wide. Where access is via the rear lane, the minimum rear yard setback may be reduced to 1.0 metre, and in no case may the width of the garage, carport or driveway exceed 50% of the width of the rear lot line. (By-law 2020-288)	
6.	For lands within the Schedule 342, where a building has a peaked roof having a slope of 1 in 3 (4/12 pitch) or steeper, the maximum building height is 11 metres. Where the property is located outside of Area A on Schedule 342, or where the building has a peaked roof having a slope of 1 in 3 (4/12 pitch) or steeper, the maximum building height is 12 m in the R3YY subzone, or 11 m in any other subzone. (By-law 2020-288)	