

517. **R-3 - RESIDENTIAL 3 ZONE**

518. **PERMITTED USES**

Except as otherwise provided in **Part 3, Section 303** of this Bylaw, the following and no other uses are permitted in the area designated as **R-3**:

- a) single family dwellings;
- b) home occupation;
- c) accessory buildings, subject to the regulations in **Part 3, Section 305** of this Bylaw.
- d) Short Term Residential Rental
- e) Secondary Suites

519. **LOT AREA AND WIDTH**

- a) The minimum lot area for a single family dwelling, or two single family dwellings is two thousand (2,000) square metres and width twenty-three (23) metres. With sufficient soil cover to support a conventional septic tank sewage disposal system as approved by the Public Health Inspector, the minimum lot area for one (1) single family dwelling is nine hundred (900) square metres.
- b) Smaller lots on record at the time of passing of this bylaw may be occupied by a single family dwelling.

520. **BUILDINGS PER LOT**

Two (2) single family dwellings are permitted on a lot of two thousand (2,000) square metres or more.

521. **LOT COVERAGE**

Buildings or structures shall not cover more than:

- a) Twenty percent (20%) of a lot area that is greater than 2,000 square metres, or;
- b) Thirty five percent (35%) of a lot area that is 2,000 square metres or less.

522. **SITING OF BUILDINGS AND STRUCTURES**

- 1. No building or structure except a fence shall be located within:

- a) five (5.0) metres of a front lot line;
 - b) five (5.0) metres of a rear lot line;
 - c) three (3.0) metres of one side lot line, and one point five (1.5) metres of the other side lot line, where there is no developed rear lane; where there is a rear lane, no building or part thereof shall be located within one point five (1.5) metres of any side lot line.
 - d) three (3.0) metres where the side lot line abuts a street.
2. Accessory buildings shall not be located within one (1.0) metre of any lot line.

523. **HEIGHT OF BUILDING**

- a) No building shall exceed ten point five (10.5) metres in height.
- b) No accessory building shall exceed six (6.0) metres in height.

524. **WIDTH OF BUILDING**

No building containing a dwelling unit shall have a width less than six (6) metres, of which at least seven point three (7.3) metres (twenty-four (24) feet) or forty (40%) percent of the building length (whichever is greater) is enclosed climate controlled habitable living area.

525. **OFF-STREET PARKING**

Off-street parking shall be provided and maintained in accordance with **Part Eleven** of this Bylaw.