

**26. R-3 – Multiple Unit Residential District**

**(1) Purpose**

The purpose and intent of this district is to provide for residential neighborhoods where a variety of medium density housing types may be permitted.

**(2) Permitted Uses**

- Accessory buildings and uses
- Day Home
- Dwelling – Duplex
- Dwelling – Multiple Unit (Apartment) – up to four dwelling units
- Dwelling – Multiple Unit (Attached Housing) – up to four dwelling units
- Dwelling – Semi-detached
- Group Home
- Permitted sign
- Parks and Playgrounds

**(3) Discretionary Uses**

- Accessory Use
- Assisted Living
- Communication Tower
- Day Care Centre
- Dwelling – Multiple Unit (Apartment) – more than four dwelling units
- Dwelling – Multiple Unit (Attached Housing) – more than four dwelling units
- Home occupations
- Out-of-School Care Centre
- Public and quasi-public buildings, facilities and installations
- Public Utility
- Residential Care Facility
- Seniors Lodge
- Supportive Living
- Worship Facility

**(4) Minimum Requirements**

- (a) Site Area:
  - (i) 456 m<sup>2</sup> (4,909 sq. ft.) for a duplex;
  - (ii) 228.0 m<sup>2</sup> (2,454 sq. ft ) for each unit in a semi-detached dwelling;
  - (iii) 183.0 m<sup>2</sup> (1,970 sq. ft ) for interior units and 228.0 m<sup>2</sup>(2,454 sq. ft ) for end units for attached housing;
  - (iv) 650 m<sup>2</sup> (7,000 sq. ft ) for apartment buildings;
  - (v) Other uses at the discretion of the Municipal Planning Commission.

- (b) Lot Width:
  - (ii) 15.2 m (50 ft.) for a duplex;
  - (iii) 7.6 m (25 ft.) for each unit in a semi-detached dwelling;
  - (iii) 6.1 m (20 ft.) for interior units and 7.6 m (25 ft.) for end units for attached housing;
  - (iv) 18.3 m (60 ft.) for apartment buildings;
  - (v) Other uses at the discretion of the Municipal Planning Commission.
  
- (c) Front Yard:
  - (i) 7.6 m (25 ft.) for all dwellings;
  - (ii) Multiple Unit Housing developments shall have sufficient separation or screening at the discretion of the Development Authority;
  - (iii) Other uses at the discretion of the Municipal Planning Commission.
  
- (d) Side Yard:
  - (i) 1.5 m (5 ft) for duplexes and semi-detached dwellings;
  - (ii) 3 m (10 ft.) for attached housing and apartment buildings;
  - (iii) 2.1 m (7 ft.) for dwellings having a principal entrance provided from a side yard;
  - (iv) Multiple Unit Housing developments shall have sufficient separation or screening at the discretion of the Development Authority;
  - (v) 4.5 m (15 ft.) for dwellings with the front façade abutting the flanking street on corner lots;
  - (vi) Accessory buildings shall be sited in accordance with **Section 39** of the General Land Use Regulations of this bylaw;
  - (vii) Other uses at the discretion of the Municipal Planning Commission.
  
- (e) Rear Yard:
  - (i) 6.1 m (20 ft.) for one or two unit dwellings; and
  - (ii) Multiple Unit Housing developments shall have sufficient separation or screening at the discretion of the Development Authority;
  - (iii) Accessory buildings shall be sited in accordance with **Section 39** of the General Land Use Regulations of this bylaw.

- (f) Gross Floor Area:
  - (i) 75 m<sup>2</sup> (807 sq. ft.) for semi-detached, attached housing and apartment dwelling units;
  - (ii) 56 m<sup>2</sup> (600 sq. ft.) for each dwelling unit in a duplex;
  - (iii) Other uses at the discretion of the Municipal Planning Commission.

**(5) Maximum Limits**

- (a) Height:
  - (i) 10.6 m (35 ft.) for semi-detached, attached housing and duplex dwelling units
  - (ii) 13.7 m (45 ft.) for apartments;
  - (iii) 4.5 m (15 ft.) for accessory buildings;
  - (iv) Other uses at the discretion of the Municipal Planning Commission.
- (b) Site Coverage
  - (i) 40% for semi-detached dwellings, duplexes, apartments and attached housing;
  - (ii) 15% for accessory buildings;
  - (iii) Total site coverage including accessory buildings and structures shall not exceed 55;
  - (iv) Other uses at the discretion of the Municipal Planning Commission.

**(6) Off-Street Parking**

Off-Street Parking shall be provided in accordance with **Section 41**.

**(7) Landscaping & Screening**

- (a) A minimum of 10% of the site area for apartment buildings and attached housing shall be landscaped or developed in order that it can be utilized as an amenity area.
- (b) Garbage and waste material must be stored in weather and animal proof containers and screened from adjacent sites and public thoroughfares, including lanes to the satisfaction of the Development Authority.
- (c) Attached housing and apartment complexes shall store garbage and waste material in a single weather and animal proof collective container, designed and located on the site to the satisfaction of the Development Authority.