

OFFICE CONSOLIDATION

TOWN OF PELHAM ZONING BY-LAW NO. 1136 (1987), as amended

(This Office Consolidation Edition is prepared for purposes of convenience only.

For accurate reference recourse should be had to the original by-law(s) and amendments and Orders of the Ontario Municipal Board.)

SECTION 10 - RESIDENTIAL VILLAGE 2 RV2 ZONE

Subject to the general provisions of Section 6, and all other applicable requirements of this By-law, the provisions of this section shall apply throughout the Residential Village 2 RV2 zone.

10.1 PERMITTED USES

- (a) semi-detached dwelling and uses, buildings and structures accessory thereto;
- (b) duplex dwellings and uses, buildings and structures accessory to the foregoing permitted uses.

10.2 ZONE REQUIREMENTS FOR SEMI-DETACHED DWELLINGS

- (a) Minimum Lot Area 400 m² (4,305.71 ft²) per dwelling unit
- (b) Minimum Lot Frontage 12 m (39.37 ft) per dwelling unit
- (c) Maximum Lot Coverage 30 percent
- (d) Minimum Front Yard 8 m (26.25 ft)
- (e) Minimum Interior Side Yard 1.5 m (4.92 ft) plus an additional 0.5 m (1.64 ft) for every storey or part thereof above the ground floor; where no private garage or carport is provided, a side yard of not less than 3.0 m (9.84 ft) on one side of such semi-detached dwelling; **except** that no interior side yard shall be required where a pair of semi-detached dwellings on adjacent lots are attached together by a common wall extending along the side lot line separating such lots provided that any wall which does not constitute part of such common wall or a direct extension thereof shall be set back not less than 1 m (3.28 ft) from the side lot line separation such lots.
- (f) Minimum Exterior Side Yard 6 m (19.69 ft)
- (g) Minimum Rear Yard 7.5 m (24.61 ft)
- (h) Maximum Height for a Building 10.5 m (34.45 ft)

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(i) Minimum Ground Floor Area:

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|-----------------|---|
| (i) one storey | 93 m ² (1,001.08 ft ²) |
| (ii) two storey | 56 m ² (602.80 ft ²) |

10.3 ZONE REQUIREMENTS FOR DUPLEX DWELLINGS

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| (a) Minimum Lot Area | 836 m ² (8,998.92 ft ²) |
| (b) Minimum Lot Frontage | 20 m (65.62 ft) |
| (c) Maximum Lot Coverage | 25 percent |
| (d) Minimum Front Yard | 9 m (29.53 ft) |
| (e) Minimum Interior Side Yard | 3.6 m (11.81 ft) on one side, 1.8 m (5.91 ft) on the other side plus 0.6 m (1.97 ft) on the side for each additional or partial storey above the second, provided that where 2 garages and/or carports are attached to and/or are within the main building or the lot is a corner lot, the minimum width of the yard shall be 1.8 m (5.91 ft) plus 0.6 m (1.97 ft) for each additional or partial storey above the second. |
| (f) Minimum Exterior Side Yard | 6.0 m (19.69 ft) |
| (g) Minimum Rear Yard | 7.5 m (24.61 ft) |
| (h) Maximum Height for a Dwelling | 10.5 m (34.45 ft) |
| (i) Minimum Ground Floor Area for a Dwelling | 75 m ² (807.32 ft ²) |