

**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.)*

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**SECTION 12 - RESIDENTIAL MULTIPLE VILLAGE 2 RMV2 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 Multiple Village 2 RMV2 zone.

**12.1 PERMITTED USES**

- (a) Apartment dwellings and uses, structures and buildings accessory thereto.

**12.2 ZONE REQUIREMENTS**

- (a) Minimum Lot Area 175 m<sup>2</sup> (1,883.75 ft<sup>2</sup>) per dwelling unit
- (b) Minimum Lot Frontage 40 m (131.23 ft)
- (c) Maximum Density 25 dwelling units per hectare (10.12 dwelling units per acre)
- (d) Maximum Lot Coverage 25 percent
- (e) Minimum Front Yard One-half the building height or 10.5 m (34.45 ft), whichever is greater
- (f) Minimum Rear Yard One-half the building height or 12 m (39.37 ft), whichever is greater
- (g) Minimum Interior Side Yard One-half the building height or 10.5 m (34.45 ft), whichever is greater
- (h) Minimum Exterior Side Yard One-half the building height or 10.5 m (34.45 ft), whichever is greater
- (i) Minimum Landscaped Area 40 percent of lot area
- (j) Maximum Building Height 12 m (39.37 ft)
- (k) Planting Strip A planting strip of 3.0 m (9.84 ft) in width shall be provided where the boundary of an RMV2 zone abuts an RV1, RV2 or RMV1 zone
- (l) Minimum Floor Area per Dwelling Unit
  - (i) Bachelor 42 m<sup>2</sup> (452.10 ft<sup>2</sup>)
  - (ii) One bedroom 56 m<sup>2</sup> (602.80 ft<sup>2</sup>) plus 9 m<sup>2</sup> (96.88 ft<sup>2</sup>) for each additional bedroom