

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 15 - RESIDENTIAL 3 R3 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 3 R3 zone.

15.1 PERMITTED USES

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

15.2 ZONE REQUIREMENTS FOR SEMI-DETACHED DWELLINGS

- (a) Minimum Lot Frontage 19 m (62.34 ft) or
22.5 m (73.82 ft) on a corner lot
- (b) Minimum Lot Area 288 m² (3,100.11 ft²) per dwelling unit
- (c) Maximum Lot Coverage 35 percent
- (d) Minimum Front Yard 7.7 m (25.26 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; except where no private garage or carport is provided a side yard of not less than 2.5 m (8.20 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 separating such lots
- (f) Minimum Exterior Side Yard 4.5 m (14.76 ft) except where no attached garage or attached carport is provided the minimum exterior side yard shall be 5.5 m (18.04 ft)
- (g) Minimum Rear Yard 7.5 m (24.61 ft)

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(h) Minimum Ground Floor Area for a Dwelling

(i) one storey 88 m² (947.26 ft²)

(ii) two storeys 50 m² (538.21 ft²)

(i) Maximum Height for a Dwelling 10.5 m (34.45 ft)

15.3 ZONE REQUIREMENTS FOR DUPLEX DWELLINGS

(a) Minimum Lot Frontage 19 m (62.34 ft)

(b) Minimum Lot Area 580 m² (6,243.27 ft²)

(c) Maximum Lot Coverage 35 percent

(d) Minimum Front Yard 7.7 m (25.26 ft)

(e) Minimum Interior Side Yard 1.5 m (4.92 ft) plus 0.5 m (1.64 ft) for every storey or part thereof above the ground floor except where no attached garage or attached carport is provided the minimum interior side yard on one side shall be 3 m (9.84 ft)

(f) Minimum Exterior Side Yard 4.5 m (14.76 ft)

(g) Minimum Rear Yard 7.5 m (24.61 ft)

(h) Minimum Floor Area 88 m² (947.26 ft²) per dwelling unit

(i) Maximum Height for a Dwelling 10.5 m (34.45 ft)