

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 16 - RESIDENTIAL MULTIPLE 1 RM1 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 1 RM1 zone.

16.1 PERMITTED USES

- (a) Triplex dwellings,
semi-detached dwellings,
duplex dwellings,
boarding house dwellings,
converted dwellings,
street townhouse dwellings,
block townhouse dwellings,
fourplex dwellings;

(b) uses, buildings and structures accessory to the foregoing permitted uses.

16.2 ZONE REQUIREMENTS FOR TRIPLEX DWELLINGS, CONVERTED DWELLINGS, SEMI-DETACHED DWELLINGS, DUPLEX DWELLINGS, FOURPLEX DWELLINGS AND BOARDING HOUSE DWELLINGS

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

- (b) Minimum Lot Area:
 - (i) Triplex, boarding house and converted dwellings 175 m² (1,883.75 ft²) per dwelling unit

 - (ii) Semi-detached, duplex and fourplex dwellings 156 m² (1,679.22 ft²) per dwelling unit

- (c) Maximum Lot Coverage DELETED

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

- (e) Minimum Interior Side Yard one-half of the building height or 3 m (9.84 ft), whichever is the greater

- (f) Minimum Exterior Side Yard one-half of the building height or 5.5 m (18.04 ft), whichever is the greater

- (g) Minimum Rear Yard 7.7 m (25.26 ft)

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(h) Maximum Building Height 10.5 m (34.45 ft)

(i) Minimum Floor Area 55 m² (592.03² ft)

16.3 ZONE REQUIREMENTS FOR STREET TOWNHOUSE DWELLINGS

(a) Minimum Lot Frontage 6 m (19.69 ft) per dwelling unit, except that in the case of an interior lot containing a dwelling attached on one side only, the minimum lot frontage required shall be 9 m (29.53 ft)

(b) Minimum Corner Lot Frontage 14 m (45.93 ft)

(c) Minimum Lot Area 230 m² (2,475.78 ft²) per dwelling unit

(d) Minimum Front Yard 7.5 m (24.61 ft)

(e) Minimum Exterior Side Yard 7.5 m (24.61 ft)

(f) Minimum Interior Side Yard 3 m (9.84 ft)

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

(h) Maximum Building Height 10.5 m (34.45 ft)

(i) Minimum Ground Floor Area
for a Dwelling:

(i) one storey 88 m² (947.26 ft²)

(ii) two storeys 50 m² (538.21 ft²)

(j) Planting Strips A planting strip 1.5 m (4.92 ft) minimum in width shall be provided where the boundary of a (RM1) zone abuts an (R1) or (R2) zone

16.4 ZONE REQUIREMENTS FOR BLOCK TOWNHOUSE DWELLINGS

(a) Minimum Lot Frontage 30 m (98.43 ft)

(b) Minimum Lot Area 2,000 m² (21,528.53 ft²)

(c) Maximum Density 35 dwelling units per hectare (14.17 dwelling units per ac)

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| (d) Minimum Front Yard | 7.5 m (24.61 ft) on either a street or an internal roadway |
| (e) Minimum Side Yard | 4.5 m (14.76 ft), except that where the rear of a building faces the side yard the minimum side yard shall be 7.5 m (24.61 ft), and the minimum side yard abutting a street or an internal roadway shall be 7.5 m (24.61 ft) |
| (f) Minimum Rear Yard | 7.5 (24.61 ft) |
| (g) Maximum Building Height | 10.5 m (34.45 ft) |
| (h) Minimum Ground Floor Area for a Dwelling: | |
| (i) one storey | 88 m ² (947.26 ft ²) |
| (ii) two storeys | 50 m ² (538.21 ft ²) |

- (i) Distance between buildings on the same lot:

A FACE OF A BUILDING MEANS one or other of the longest walls of a building. Each building shall be deemed to have two faces.

A SIDE OF A BUILDING MEANS one or other of the shortest walls on a building. Each building shall be deemed to have two sides.

Any face of one townhouse shall be no closer to any side of another townhouse than 9 m (29.53 ft).

Any face of any townhouse shall be no closer than 15 m (49.21 ft) to any face of another townhouse.

Any side of any townhouse shall be no closer than 9 m (29.53 ft) to any side of another townhouse.

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| (j) Minimum Landscaped Area | 25 percent |
| (k) Planting Strip | A planting strip of 1.5 m (4.92 ft) minimum in width shall be provided where the boundary of an (RM1) zone abuts an (R1) or (R2) zone. |

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(1) Amenity Area

An amenity area shall be provided of a size that will contain at least 2.5 m² (26.91 ft²) of area for each one-bedroom unit and at least 5 m² (53.82 ft²) of area for each two or more bedroom units in one location for recreational use for the residents of the development.