

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 17 - RESIDENTIAL MULTIPLE 2 RM2 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 2 RM2 zone.

17.1 PERMITTED USES

- (a) Apartment dwellings;
- (b) uses, buildings and structures accessory to the foregoing permitted uses.

17.2 ZONE REQUIREMENTS

- (a) Minimum Lot Area 150 m² (1,614.64 ft²) per dwelling unit
- (b) Minimum Lot Frontage 30 m (98.43 ft)
- (c) Minimum Lot Depth 38 m (124.67 ft)
- (d) Maximum Density 65 units per hectare (26.31 units per acre)
- (e) Maximum Lot Coverage 30 percent of lot area
- (f) Minimum Front Yard one-half the height of the building or 7.5 m (24.61 ft), whichever is the greater
- (g) Minimum Rear Yard one-half the height of the building or 12 m (39.37 ft), whichever is the greater
- (h) Minimum Interior Side Yard one-half the height of the building or 6 m (19.69 ft), whichever is the greater
- (i) Minimum Exterior Side Yard one-half the height of the building or 7 m (22.97 ft), whichever is the greater
- (j) Minimum Landscaped Area 35 percent of lot area
- (k) Maximum Building Height 5 storeys
- (l) Minimum Floor Area per Dwelling Unit:
 - (i) Bachelor 42 m² (452.10 ft²)
 - (ii) One bedroom 56 m² (602.80 ft²) plus 9 m² (96.88 ft²) for each additional bedroom

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(m) 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.