

# Residential Mixed Density (R3) Zone



The purpose of the Residential Mixed Density (R3) Zone is to accommodate a mix of housing forms including up to eight (8) residential units within Growth Centres.

## Permitted Uses:

The following uses shall be permitted in the zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations.

RESIDENTIAL USES		NON-RESIDENTIAL USES
Existing Residential Uses	Residential Facilities up to 25,000 square feet	Places of Worship up to 10,000 square feet gross floor area
Grouped Dwellings	Townhouses	
Multi-unit Dwellings consisting of up to 8 residential units per dwelling		

## Permitted Uses with Special Conditions:

The following uses shall be permitted in the zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations and specific additional requirements.

RESIDENTIAL USES	SPECIAL CONDITIONS
Existing Mini-home Parks	Subject to the Municipality of Kings County Mobile Home Parks By-law #36
Home-Based Businesses – Level 1	Section 14.4
Home-Based Businesses – Level 2	Section 14.4; Only permitted on and accessed from designated collector roads
One Unit Dwellings	Subject to the requirements applicable to One & Two Unit Dwellings in section 4.4.3
Semi-Detached Dwellings	Subject to the requirements applicable to Semi-Detached Dwellings in section 4.4.3
Two Unit Dwellings	Subject to the requirements applicable to One & Two Unit Dwellings in section 4.4.3
Urban Chickens	Section 14.3.11

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Community Facilities up to 10,000 sq ft. gross floor area	See additional requirements
Existing Agricultural Uses	Subject to the requirements of the Agricultural (A1) Zone

## Zone Requirements:

REQUIREMENT	GROUPED DWELLINGS	TOWNHOUSES	MULTI-UNIT DWELLINGS	ALL OTHER PERMITTED USES
Minimum Lot Area: (i) Central Sewer (ii) On-site Sewer	2,000 sq ft./unit 30,000 sq ft./unit	2,000 sq ft./unit 30,000 sq ft./unit	2,000 sq ft./unit 30,000 sq ft./unit	4,000 sq ft. 30,000 sq ft.
Minimum Lot Frontage: (i) Central Sewer (ii) On-site Sewer	40 feet 60 feet	20 feet/unit 30 feet/unit	40 feet 60 feet	40 feet 60 feet
Minimum Front/Flankage Setback: (main and accessory structures)	20 feet	20 feet	20 feet	20 feet
Minimum Side Setback: (i) Main Building (ii) Accessory structure (iii) Common Wall	4 feet 4 feet N/A	4 feet 4 feet 0 feet	10 feet 4 feet 0 feet	10 feet 4 feet 0 feet
Minimum Rear Setback: (i) Main Building (ii) Accessory structure	20 feet 4 feet	20 feet 4 feet	20 feet 4 feet	20 feet 4 feet
Maximum Building Height: (i) Main Building (ii) Accessory structure	35 feet 20 feet	35 feet 20 feet	35 feet 20 feet	35 feet 20 feet

## Additional Requirements:

### **Community Facilities**

A community facility shall be permitted in the Residential One Unit (R1) Zone subject to the following additional requirements:

- (a) Parking areas shall not be located less than four (4) feet from a side or rear lot line and shall be fenced; and
- (b) A parking space shall be provided and maintained for every 300 square feet of gross floor area.

### **Pedestrian Pathways**

Where residential developments consist of five (5) or more residential units on a single lot and where that lot abuts an existing or planned sidewalk or public trail, pedestrian pathways shall be provided and connect the main entrance of each residential unit to the sidewalk or public trail abutting the lot.

### **Amenity Areas**

Except for grouped dwelling development and townhouse developments, any development on a single lot with five (5) or more dwelling units shall meet the following amenity area requirements:

- (a) An amenity area or areas equivalent to 100 square feet per residential unit or 10% of the lot area, whichever is greater shall be provided; and,
- (b) Common outdoor spaces shall not be located within the minimum required front or flankage setbacks unless there is a sidewalk abutting the lot;

### **Solid Waste Storage for Multi-unit Dwellings**

New multi-unit dwellings and additions to existing multi-unit development shall provide adequate solid waste storage for use by residents before the solid waste is placed for pickup and transport to a waste transfer station. Such solid waste storage shall be:

- (a) enclosed within a main or accessory structure; or
- (b) enclosed within a 6 feet high opaque board fence that effectively screens the storage from the street and adjacent residential properties.

### **Parking**

For multi-unit dwellings, no parking shall be permitted in a required minimum side setback abutting a Residential One Unit (R1) Zone and Residential One and Two Unit (R2) Zone.

### **Uses Considered by Development Agreement:**

As provided for in the Municipal Planning Strategy, the following uses may be considered by Development Agreement within the Residential Mixed Density (R3) Zone:

- (a) Uses compatible with the purpose of the Residential Mixed Density (R3) Zone that do not otherwise meet the requirements of the zone in accordance with policy 3.1.8 of the Municipal Planning Strategy; and
- (b) Uses considered by Development Agreement in all zones listed in section 14.7.