

SECTION 15: RESIDENTIAL FOURTH DENSITY R4B ZONE

15.1 Permitted Uses

The following uses are permitted in a Residential Fourth Density R4B Zone:

- (1) an apartment building;
- (2) a group home, in accordance with the provisions of Section 6.24;
- (3) accessory buildings and structures to the foregoing permitted uses and in accordance with the provisions of Section 6.25.

15.2 Zone Provisions

No person shall use any land or erect or use any building or structure in a Residential Fourth Density R4B Zone, except in accordance with Section 6 General Provisions and with the following:

- | | |
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| (a) Minimum Lot Area per Dwelling Unit (square metres) | 130 |
| (b) Minimum Lot Frontage (metres) | 30 |
| (c) Front Yard Setback (metres) | 6 |
| (d) Rear Yard Setback (metres) | 7.5 |
| (e) Interior Side Yard Setback (metres) | 3, or one half the building height, whichever is greater |
| (f) Exterior Side Yard Setback (metres) | 6 |
| (g) Maximum Lot Coverage (percent of lot area) | 40 |
| (h) Minimum Building Height (storeys) | 4 |
| (i) Maximum Building Height (storeys) | 7 |
| (j) Minimum Landscaped Open Space (percent of lot area) | 30 |
| (k) Planting Strip - | |

In addition to the open space requirement in clause (j), a strip of land having a width of not less than 1.5 metres shall be provided and maintained adjacent to every interior side lot line and to the rear lot line, as landscaped open space.

15.3 Special Provisions

In accordance with Section 5.1.3 the following special provisions shall apply to those lands shown on the zoning schedules as having reference to the corresponding special provision number:

R4B-1 64 Front Street South

Notwithstanding the provisions of the Residential Fourth Density R4B Zone, the lands indicated as R4B-1 on Schedule A7 shall be subject to the following provision:

- (a) Maximum Building Height (storeys) 8

R4B-2 Block 36 Summers Drive

Notwithstanding the provisions of the Residential Fourth Density R4B Zone, in addition to the permitted uses of the R4B Zone, the lands indicated as R4B-2 on Schedule A6 may be used as a street townhouse dwelling, one or more, and the regulations of Section 13.2.3 applying thereto.

R4B-3 61 Ormond Street South – Thorold Non-Profit Cleveland Street Development

Notwithstanding the provisions of the Residential Fourth Density R4B Zone, in addition to the permitted uses of the R4B Zone, the lands indicated as R4B-3 on Schedule A7, may be used for street/stacked street townhouses and/or low rise apartment buildings and that all setback requirements are based on the boundaries of the portion of the property having frontage on Cleveland Street and identified as R4B-3, subject to the following special provisions:

Stacked Street Townhouse means: a Street Townhouse Dwelling where each unit may be divided horizontally into two dwelling units.

Notwithstanding Section 6.9, more than one building may be constructed for residential purposes.

Provisions for Stacked Street Townhouse Units to Zone Boundary Line:

- (a) Minimum Lot Frontage along Cleveland Street for each interior Unit (metres) 6.0
- (b) Minimum Lot Frontage along Cleveland Street for each end Unit (metres) 6.9
- (c) Minimum Interior Side Yard Setback between blocks of units (metres) 2.4
- (d) Minimum Interior Side Yard Setback 1.2
- (e) Minimum Westerly Zone Boundary Setback
 - i.To the dwelling (metres) 3.0
 - ii.To the garage (metres) 6.0
- (f) Minimum Setback to Railway Right of Way (metres) 2.0
- (g) Easterly Zone Boundary Setback (metres) 0.0

(h)	Maximum Height (metres)	14.0
(i)	Maximum Lot Coverage within zone boundary	Not restricted
(j)	Maximum number of units per block of units	8

Provisions for Apartments to Zone Boundary Line:

(a)	Maximum Lot Frontage per apartment along Cleveland Street (metres)	26.0
(b)	Minimum Interior Side Yard Setback between each apartment building up to 8 metres in height (metres)	2.4
(c)	Minimum Interior Side Yard Setback between each apartment building up to 14 metres in height (metres)	4.0
(d)	Minimum Interior Side Yard Setback for apartments buildings in height	1.2
(e)	Minimum Interior Side Yard Setback for apartments buildings up to 14 metres in height	2.0
(f)	Minimum Westerly Zone Boundary Setback (metres)	3.0
(g)	Minimum Setback to Railway Right of Way (metres)	2.0
(h)	Easterly Zone Boundary Setback (metres)	0.0
(i)	Maximum height (metres)	14.0
(j)	Maximum Lot Coverage	Not restricted
(k)	Maximum number of units per block of units	8

**R4B-4 23A St. Davids Street East (Part of Bocks G and H, Plan No. 898)
(By-law No. 26-2018)**

Notwithstanding the provisions of the “Residential Fourth Density (R4B) Zone”, the lands zoned “Residential Fourth Density (R4B-4) Zone” shall be subject to the following provisions:

(a)	Minimum Lot Area per Dwelling Unit (square metres)	88
(b)	Minimum Lot Frontage (metres)	4.8
(d)	Rear Yard Setback (metres)	5.0
(e)	Interior Side Yard Setback (metres)	6.5
(f)	Exterior Side Yard Setback (metres)	3.0

- (j) Minimum Landscaped Open Space (percentage) 35
- (k) Planting Strip
A landscape buffer strip having a width of not less than 1.5 metres with plantings and not less than 3.0 metres in height shall be provided and maintained adjacent to every interior side lot line and to the rear lot line.
- (l) Maximum Building Height (storeys) 4

Notwithstanding the provisions of “General Provisions- Access to Driveways to Parking Spaces” in Section 6.15.8 the following provision shall apply:

- (a) The minimum perpendicular width of an access driveway shall be 3.0 metres if the access driveway is one-way and 6.0 metres if the access driveway is two-way.

Notwithstanding the provisions of “Schedule C - Parking Space Requirements” the following provision shall apply:

- (a) Aisle width shall be 6.0 metres.