

SECTION 39: WEST NEIGHBOURHOOD RESIDENTIAL THIRD DENSITY wn-R3 ZONE**39.1 Permitted Uses**

The following uses are permitted in the West Neighbourhood Residential Third Density wn-R3 Zone:

- (1) semi-detached dwelling;
- (2) street townhouse dwelling, one or more;
- (3) a group home, in accordance with the provisions of Section 6.18;
- (4) a home occupation, in accordance with the provisions of Section 6.16;
- (5) accessory buildings and structures to the foregoing permitted uses and in accordance with the provisions of Section 6.25.

39.2 Zone Provisions**39.2.1 Semi-Detached Dwelling**

No person shall use any land or erect or use any building or structure in a West Neighbourhood Residential Third Density wn-R3 Zone except in accordance with Section 6 General Provisions and with the following:

(a)	Minimum Lot Area (square metres)	400 (2 units)
(b)	Minimum Lot Frontage (metres)	14.6 (2 units)
(c)	Front Yard Setback (metres)	
	- to Dwelling	3.5
	- to Garage	6.0
(d)	Rear Yard Setback (metres)	7.5
(e)	Interior Side Yard Setback (metres)	0.9 and 0.0 (each unit)
(f)	Exterior Side Yard Setback (metres)	3.0
(g)	Minimum Distance Between Dwellings (metres)	1.8
(h)	Maximum Lot Coverage (percent of lot area)	45
(i)	Maximum Building Height (storeys)	2

39.2.2 Street Townhouse Dwelling.

No person shall use any land or erect or use any building or structure in a West Neighbourhood Residential Third Density wn-R3 Zone except in accordance with Section 6 General Provisions and with the following:

- (a) Minimum Lot Area -
161 square metres per dwelling unit for a street townhouse dwelling, except that the minimum lot area for an end unit shall be 206 square metres.
- (b) Minimum Lot Frontage -
7 metres per dwelling unit for a street townhouse dwelling, except that the minimum lot frontage for an end unit shall be 8.8 metres.
- (c) Front Yard Setback (metres)

- to Dwelling	3.5
- to Garage	6.0
- (d) Rear Yard Setback (metres) 6
- (e) Interior Side Yard Setback (metres): 1.8 for each end unit
- (f) Exterior Side Yard Setback (metres) 3.0
- (g) Minimum Distance Between Dwellings (metres)

Between Street Townhouse Unit and Semi-Detached Dwelling	2.7
Between Two Street Townhouse Dwellings	36
Between Street Townhouse Unit and Single Detached Dwelling	3.0
- (h) Maximum Lot Coverage (percent of lot area) 45
- (i) Maximum Building Height (stories) 2

39.3 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.

wn-R3-1 West Community

Notwithstanding the provisions of Section 39.2 of the West Community Residential First Density wn-R3 Zone, the lands indicated as wn-R3-1 on Schedule A6 are subject to the following special provisions:

- a) Maximum Lot Coverage 50%
- b) Maximum permitted encroachment for an unenclosed covered porch Exterior Side Yard only (metres) 1.8
- c) Each dwelling shall be constructed with an attached garage
- d) Sight Triangle (metres) 4.5

wn-R3(H)-2 West Community (Richmond Street Condos) Part 1 of Part of Lot 35 and 36 and Part of Lot 675 (one foot reserve) (By-law No. 34-2018)

Notwithstanding the provisions of the “WN-R3” Zone, the lands zoned “WN-R3(H)-2” Zone on Schedule A6 shall not be used, nor any building or structure used, altered or erected until the (H) is removed, pursuant to the provisions of the Planning Act, provided that all servicing matters, site plan and final approvals of the plan of condominium have been resolved to the satisfaction of the City of Thorold, subject to the following provisions:

Provisions for Block Townhouse Buildings:

- a) Minimum Lot Area per dwelling unit (squared metres) 430
- b) Minimum Lot Frontage (metres) 150.0
- c) Front Yard Setback (metres):
 - i. 6.0 metres from a private road to the front face of the garage
 - ii. 4.5 metres from a private road to the front face of a dwelling
- d) Rear Yard Setback (metres):
 - i. 6.0 metres from the rear of the dwelling to a property/zone line
 - ii. 0.9 metres for units abutting the EC-1 Zone
- e) Interior Side Yard Setback (metres)
 - i. 1.2 metres on each side (end dwelling units only) except that where an interior side lot line faces the rear all of a building, the interior side setback shall be 6 m
 - ii. 0.0 metres for a unit abutting the EC-1 Zone
- f) Exterior Side Yard Setback 4.0 metres
- g) Maximum Lot Coverage 45%
- h) Maximum Building Height 1 storey

- i) Minimum Landscaped Open Space:
 - i. Where the lot abuts any R1A, R1B, R1C, R1D, R2 or R2S Zone, a strip of land having a width of not less than 1.5 metres shall be provided and maintained on the lot adjacent to the abutting lot lines as landscaped open space.
 - ii. For every block townhouse dwelling, 25% of the lot area, which percentage may include any area required under clause i.
 - iii. Privacy Areas for Block Townhouse Dwellings: Every dwelling unit of a block townhouse, dwelling, shall be provided with an area for outdoor privacy of at least 18.5 square metres adjoining the front or rear of the dwelling unit.

- j) Rear yard covered unenclosed porch:
 - i. Permitted to encroach into the required rear yard setback to a maximum of 3.0 metres,
 - ii. Notwithstanding i) above, for those porches that abut the EC-1 Zone, a covered unenclosed porch may project from the dwelling up to a maximum of 3 metres and no closer than 0.6 metres to the EC-1 Zone.

Notwithstanding the provisions of “General Provisions – Deck (Attached)” in Section 6.2.2.3 the following provision shall apply:

(2) a deck (attached) is permitted having a height of 0.6 metres or greater to a maximum height no higher than the floor level of the ground floor of the dwelling is only permitted subject to the following regulations:

- i. Rear covered and unenclosed decks are permitted to encroach into the required rear yard setback to a maximum of 3.0 metres,
- ii. Notwithstanding a) above, for those decks that abut the EC-1 Zone, a covered unenclosed deck may project from the dwelling up to maximum of 3 metres and no closer than 0.6 metres to the EC-1 Zone,
- iii. Notwithstanding the above provisions, stairs used to access a deck shall not be subject of the setback requirements but shall not encroach into the EC-1 Zone.