

Part 6 | Residential Zones

6.1 Zone Names and Symbols

Table 6.1 – Residential Zones	
Zone Name	Zone Symbol
Residential Zones	
i) Residential One Zones	R1A, R1B, R1C, R1D
ii) Residential Two Zones	R2A, R2B
ii) Residential Three Zones	R3A, R3B, R3C, R3D
iii) Residential Four Zones	R4A, R4B

6.2 Permitted Uses

No person shall *erect, alter, enlarge, reconstruct, locate, or use any building or structure* in whole or in part, nor use any *lot* in whole or in part, for any purpose other than one or more of the following *permitted uses* denoted by the symbol “•” in the column applicable to that *zone* and corresponding with the row in Table 6.2.

Table 6.2 – Permitted Uses in the Residential Zones				
Use	R1 Zones	R2 Zones	R3 Zones	R4 Zones
Single detached dwelling	•	•		
Duplex dwelling	•	•		
Semi-detached dwelling	•	•		
Street townhouse dwelling	• (5)	• (5)	•	•
Stacked townhouse dwelling			•	•
Private street development (1)			•	•
Triplex dwelling	•	•	•	•
Fourplex dwelling			•	•
Apartment dwelling			•	•
Group Home	•	•	•	•
Long-term care facility			•	•
Accessory Uses				
Accessory building or structure (3)	•	•	•	•
Bed and breakfast (3)	• (2)	•	• (2)	

Table 6.2 – Permitted Uses in the Residential Zones				
Use	R1 Zones	R2 Zones	R3 Zones	R4 Zones
<i>Garden suite dwelling (3)</i>	•	•		
<i>Home occupation (3)</i>	•	•	•	
<i>Private home day care</i>	•	•	•	
<i>Second dwelling unit (3)</i>	•	•	• (4)	
<i>Short term accommodation rental (3)</i>	•	•	•	•
<i>Storage container (3)</i>	•	•	•	•

Footnotes for Table 6.2 Permitted Uses:

- (1) *Private street development permitted uses include single detached dwellings, semi-detached dwellings, townhouses and stacked townhouses.*
- (2) *Bed and breakfasts are only permitted in single detached dwellings, semi-detached dwellings, and street townhouses.*
- (3) This use is subject to regulations outlined in Part 3-Generals.
- (4) This use is not permitted in a *triplex* or *fourplex*.
- (5) Within the R1 and R2 zones, street townhouse dwellings shall be limited to three attached dwellings.

6.3 Lot, Building and Structure Requirements

6.3.1 The following requirements in Table 6.3.a shall apply to every *lot, building and structure* in the applicable R1A and R1B zones:

Table 6.3.a - Lot, Building, and Structure Requirements for Residential R1A and R1B Zones					
Requirement	Permitted Uses				
	Dwelling Single Detached	Dwelling, Semi-Detached	Dwelling, Duplex	Dwelling, Triplex	Townhouse (Street)
Minimum Lot Area	400 m ²	200 m ²	325 m ²	450 m ²	180.0 m ² per interior unit and 225.0 m ² per end unit
Minimum Lot Frontage	12.0 m	7.0	12.0 m	15.0 m	6.0 m per interior unit and 7.5 m per end unit
Minimum Front Yard	4.5 m to <i>dwelling</i> 7.5 m to attached <i>private garage or carport (1)</i>	4.5 m to <i>dwelling</i> 7.5 m to attached <i>private garage or carport (1)</i>	4.5 m to <i>dwelling</i> 7.5 m to attached <i>private garage or carport (1)</i>	4.5 m to <i>dwelling</i> 7.5 m to attached <i>private garage or carport (1)</i>	4.5 m to <i>dwelling</i> 7.5 m to attached <i>private garage or carport (1)</i>
Minimum Rear Yard	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m
Minimum Interior Side Yard	1.2 m	1.2 m (2)	1.2 m	1.2 m	1.2 m (2)
Minimum Exterior Side Yard	4.5 m to <i>dwelling</i> 6.0 m to attached <i>private garage or carport (1)</i>	4.5 m to <i>dwelling</i> 6.0 m to attached <i>private garage or carport (1)</i>	4.5 m to <i>dwelling</i> 6.0 m to attached <i>private garage or carport (1)</i>	4.5 m to <i>dwelling</i> 6.0 m to attached <i>private garage or carport (1)</i>	4.5 m to <i>dwelling</i> 6.0 m to attached <i>private garage or carport (1)</i>
Maximum Building Height	11.0 m	11.0 m	11.0 m	11.0 m	11.0 m
Minimum Landscaped Open Space	30%	30%	30%	30%	30%

Maximum Lot Coverage	45%	45%	45%	45%	45%
Maximum Width of a Private Garage Attached to the Main Building	65 % of the main building front wall length	60 % of the main building front wall length	65 % of the main building front wall length	65 % of the main building front wall length	60 % of the main building front wall length
Maximum Number of Attached Dwelling Units	-	-	-	-	3

6.3.2 The following requirements in Table 6.3.b shall apply to every *lot, building and structure* in the applicable R1C zone:

Table 6.3.b - Lot, Building, and Structure Requirements for Residential R1C Zone					
Requirement	Permitted Uses				
	Dwelling Single Detached	Dwelling, Semi-Detached	Dwelling, Duplex	Dwelling, Triplex	Townhouse (Street)
Minimum Lot Area	325 m ²	200 m ²	325 m ²	450 m ²	180.0 m ² per interior unit and 225.0 m ² per end unit
Minimum Lot Frontage	10.5 m	7.0	10.5 m	15.0 m	6.0 m per interior unit and 7.5 m per end unit
Minimum Front Yard	4.5 m to <i>dwelling</i> 6.0 m to attached <i>private garage or carport (1)</i>	4.5 m to <i>dwelling</i> 6.0 m to attached <i>private garage or carport (1)</i>	4.5 m to <i>dwelling</i> 6.0 m to attached <i>private garage or carport (1)</i>	4.5 m to <i>dwelling</i> 6.0 m to attached <i>private garage or carport (1)</i>	4.5 m to <i>dwelling</i> 6.0 m to attached <i>private garage or carport (1)</i>
Minimum Rear Yard	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m

Minimum Interior Side Yard	1.2 m	1.2 m (2)	1.2 m	1.2 m	1.2 m (2)
Minimum Exterior Side Yard	4.5 m to <i>dwelling</i>	4.5 m to <i>dwelling</i>	4.5 m to <i>dwelling</i>	4.5 m to <i>dwelling</i>	4.5 m to <i>dwelling</i>
	7.5 m to attached <i>private garage or carport (1)</i>	7.5 m to attached <i>private garage or carport (1)</i>	7.5 m to attached <i>private garage or carport (1)</i>	7.5 m to attached <i>private garage or carport (1)</i>	7.5 m to attached <i>private garage or carport (1)</i>
Maximum Building Height	11.0 m	11.0 m	11.0 m	11.0 m	11.0 m
Minimum Landscaped Open Space	30%	30%	30%	30%	30%
Maximum Lot Coverage	45%	45%	45%	45%	45%
Maximum Width of a Private Garage Attached to the Main Building	65 % of the main building front wall length	60 % of the main building front wall length	65 % of the main building front wall length	65 % of the main building front wall length	60 % of the main building front wall length
Maximum Number of Attached Dwelling Units	-	-	-	-	3

6.3.3 The following requirements in Table 6.3.c shall apply to every *lot, building and structure* in the applicable R1D zone:

Requirements	Permitted Uses				
	Dwelling Single Detached	Dwelling, Semi-Detached	Dwelling, Duplex	Dwelling, Triplex	Townhouse (Street)
Minimum Lot Area	250 m ²	200 m ²	325 m ²	450 m ²	180.0 m ² per interior unit and 225.0 m ² per end unit
Minimum Lot Frontage	9 m	7.0 m	10.5 m	15.0 m	6.0 m per interior unit and 7.5 m per end unit

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Minimum Front Yard	4.5 m to dwelling 6.0 m to attached private garage or carport (1)	4.5 m to dwelling 6.0 m to attached private garage or carport (1)	4.5 m to dwelling 6.0 m to attached private garage or carport (1)	4.5 m to dwelling 6.0 m to attached private garage or carport (1)	4.5 m to dwelling 6.0 m to attached private garage or carport (1)
Minimum Rear Yard	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m
Minimum Interior Side Yard	1.2 m	1.2 m (2)	1.2 m	1.2 m	1.2 m (2)
Minimum Exterior Side Yard	4.5 m to dwelling 6.0 m to attached private garage or carport (1)	4.5 m to dwelling 6.0 m to attached private garage or carport (1)	4.5 m to dwelling 6.0 m to attached private garage or carport (1)	4.5 m to dwelling 6.0 m to attached private garage or carport (1)	4.5 m to dwelling 6.0 m to attached private garage or carport (1)
Maximum Building Height	11.0 m	11.0 m	11.0 m	11.0 m	11.0 m
Minimum Landscaped Open Space	30%	30%	30%	30%	30%
Maximum Lot Coverage	45%	45%	45%	45%	45%
Maximum Width of a Private Garage Attached to the Main Building	65 % of the main building front wall length	60 % of the main building front wall length	65 % of the main building front wall length	65 % of the main building front wall length	60 % of the main building front wall length
Maximum Number of Attached Dwelling Units	-	-	-	-	3

6.3.4 The following requirements in Table 6.3.d shall apply to every lot, building and structure in the applicable R2A and R2B zones:

Table 6.3.d - Lot, Building, and Structure Requirements for Residential R2A and R2B Zones					
Requirements	Permitted Uses				
	Dwelling Single Detached	Dwelling, Semi-Detached	Dwelling, Duplex	Dwelling, Triplex	Townhouse (Street)
Minimum Lot Area	325 m ²	200 m ² per dwelling unit	325 m ²	450 m ²	180.0 m ² per interior unit and 225.0 m ² per end unit
Minimum Lot Frontage	10.5 m	7.0 m	10.5 m	15.0 m	6.0 m per interior unit and 7.5 m per end unit
Minimum Front Yard	4.5 m to <i>dwelling</i>	4.5 m to <i>dwelling</i>	4.5 m to <i>dwelling</i>	4.5 m to <i>dwelling</i>	4.5 m to <i>dwelling</i>
	6.0 m to attached <i>private garage or carport (1)</i>	6.0 m to attached <i>private garage or carport (1)</i>	6.0 m to attached <i>private garage or carport (1)</i>	6.0 m to attached <i>private garage or carport (1)</i>	6.0 m to attached <i>private garage or carport (1)</i>
Minimum Rear Yard	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m
Minimum Interior Side Yard	1.2 m	1.2 m (2)	1.2 m	1.2 m	1.2 m (2)
Minimum Exterior Side Yard	4.5 m to <i>dwelling</i>	4.5 m to <i>dwelling</i>	4.5 m to <i>dwelling</i>	4.5 m to <i>dwelling</i>	4.5 m to <i>dwelling</i>
	6.0 m to attached <i>private garage or carport (1)</i>	6.0 m to attached <i>private garage or carport (1)</i>	6.0 m to attached <i>private garage or carport (1)</i>	6.0 m to attached <i>private garage or carport (1)</i>	6.0 m to attached <i>private garage or carport (1)</i>
Maximum Building Height	11.0 m	11.0 m	11.0 m	11.0 m	11.0 m
Minimum Landscaped Open Space	30%	30%	30%	30%	30%
Maximum Lot Coverage	45%	45%	45%	45%	45%

Maximum Width of a Private Garage Attached to the Main Building	65 % of the main building front wall length	60 % of the main building front wall length	65 % of the main building front wall length	65 % of the main building front wall length	60 % of the main building front wall length
Maximum Number of Attached Dwelling Units	-	-	-	-	3

6.3.5 The following requirements in Table 6.3.e shall apply to every *lot, building and structure* in the applicable R3A, R3B, R3C and R34 zones:

Table 6.3.e - Lot, Building, and Structure Requirements for Residential R3A, R3B, R3C and R3D Zones					
Requirements	Permitted Uses				
	Dwelling, Triplex Fourplex	Townhouse (Street)	Townhouse (Stacked)	Private Street Development	Apartment/ Long Term Care Facility
Minimum Lot Area	450 m ²	160 m ² per interior unit and 200 m ² per end unit	450 m ²	-	-
Minimum Lot Frontage	15.0 m	6.0 m per interior unit and 7.5 m per end unit	15 m	12 m for lot	30.0 m
Minimum Front Yard	4.5 m to <i>dwelling</i> 6.0 m to attached <i>private garage</i> or <i>carport</i> (1)	4.5 m to <i>dwelling</i> 6.0 m to attached <i>private garage</i> or <i>carport</i> (1)	4.5 m to <i>dwelling</i> 6.0 m to attached <i>private garage</i> or <i>carport</i> (1)	3.0 m to dwelling front wall or side wall 6.0 m to attached private garage or to rear wall of dwelling	3.0 when building is less than 12.0 m in height 5.0 m when building is 12.0 m in height or greater (4)
Minimum Rear Yard	7.5 m	7.5 m	7.5 m	3.0 m to dwelling side wall 6.0 m to dwelling rear wall	7.5m for portion of building up to 12.0 m in height

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					Additional 0.5 m for each additional 1.0 m of building height
Minimum Interior Side Yard	1.2 m	1.2 m (2)	1.2 m 1.5 m where abutting an R1 or R2 zone	3.0 m to dwelling side wall 6.0 m to dwelling rear wall	3.0 m for portion of building up to 12.0 m in height Additional 0.5 m for each additional 1.0 m of building height
Minimum Exterior Side Yard	4.5 m to <i>dwelling</i> 6.0 m to attached <i>private garage</i> or <i>carport</i> (1)	4.5 m to dwelling 6.0 m to attached private garage or carport	4.5 m	4.5 m	3.0 when building is less than 12.0 m in height 5.0 m when building is 12.0 m in height or greater (4)
Maximum Building Height	11.0 m	11.0 m	12.0 m	11.0 m	12.0 m
Maximum Number of Attached Dwelling Units		6	6 (3)	6	-
Minimum Landscaped Open Space	30%	30%	30%	30%	30%
Total Lot Coverage	45%	45%	45%	45%	45%
Maximum Width of a Private Garage Attached to the Main Building	65 % of the main building front wall length	60 % of the main building front wall length	60 % of the main building front wall length	65 % of the main building front wall length	-
Minimum Planting/Buffer Strip	-	-	1.5 m where abutting an R1 or R2 zone	1.5 m where abutting an R1 or R2 zone	1.5 m where abutting an R1 or R2 zone

Minimum Yard Requirements Between Buildings	-	-	-	-	-
Minimum Amenity Area	-	-	-	-	20%

6.3.6 The following requirements in Table 6.3.f shall apply to every *lot, building and structure* in the applicable R4A and R4B zones:

Table 6.3.f - Lot, Building, and Structure Requirements for Residential R4A and R4B Zones					
Requirements	Permitted Uses				
	Dwelling, Triplex Fourplex	Townhouse (Street)	Townhouse (Stacked)	Private Street Development	Apartment/ Long Term Care Facility
Minimum Lot Area	450 m ²	160 m ² per interior unit and 200 m ² per end unit	450 m ²	-	-
Minimum Lot Frontage	15.0 m	6.0 m per interior unit and 7.5 m per end unit	15 m	12 m for lot	30.0 m
Minimum Front Yard	4.5 m to <i>dwelling</i> 6.0 m to attached <i>private garage</i> or <i>carport</i> (1)	4.5 m to <i>dwelling</i> 6.0 m to attached <i>private garage</i> or <i>carport</i> (1)	4.5 m to <i>dwelling</i> 6.0 m to attached <i>private garage</i> or <i>carport</i> (1)	3.0 m to dwelling front wall or side wall 6.0 m to attached private garage or to rear wall of dwelling	3.0 m when building is less than 12.0 min height 5.0 m when building is 12.0-15.0 m in height 7.0 m when building is 16.0 min height or greater (4)
Minimum Rear Yard	7.5 m	7.5 m	7.5 m	3.0 m to dwelling side wall	7.5m for portion of building up to

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				6.0 m to dwelling rear wall	12.0 m in height Additional 0.5 m for each additional 1.0 m of building height
Minimum Interior Side Yard	1.2 m	1.2 m (2)	1.2 m 1.5 m where abutting an R1 or R2 zone	3.0 m to dwelling side wall 6.0 m to dwelling rear wall	3.0 m for portion of building up to 12.0 m in height Additional 0.5 m for each additional 1.0 m of building height
Minimum Exterior Side Yard	4.5 m to <i>dwelling</i> 6.0 m to attached <i>private garage</i> or <i>carport</i> (1)	4.5 m to <i>dwelling</i> 6.0 m to attached <i>private garage</i> or <i>carport</i> (1)	4.5 m	4.5 m	3.0 when building is less than 12.0 m in height 5.0 m when building is 12.0 m in height or greater (4)
Maximum Building Height	11.0 m	11.0 m	12.0 m	11.0 m	20.0 m
Maximum Number of Attached Dwelling Units		6	6 (3)	6	-
Minimum Landscaped Open Space	30%	30%	30%	30%	30%
Total Lot Coverage	45%	45%	45%	45%	45%
Maximum Width of a Private Garage Attached to the Main Building	65 % of the main building front wall length	60 % of the main building front wall length	60 % of the main building front wall length	65 % of the main building front wall length	-

Minimum Planting/Buffer Strip	-	-	1.5 m where abutting an R1 or R2 zone	1.5 m where abutting an R1 or R2 zone	1.5 m where abutting an R1 or R2 zone
Minimum Yard Requirements Between Buildings	-	-	-	-	Half the height of the building(s)
Minimum Amenity Area	-	-	-	-	20%

Footnotes for Tables 6.3.a – 6.3.f:

- (1) *Notwithstanding* anything to the contrary, no *principal entrance* of a *dwelling* shall be *setback* more than 1.5 m from the *front wall* of the *dwelling* or the front face of an attached *private garage* or *carport* in the R1A, R1B, R1C, R1D, R2A and R2B zones.
- (2) The *minimum interior side yard* shall not be *required* where attached *dwelling units* share a *party wall*.
- (3) For stacked townhouses a maximum of 6 vertically attached stacked townhouse units are permitted (within which there can be up to three horizontally stacked units) for a total of 18 units per stacked townhouse block.
- (4) *Notwithstanding* anything to the contrary, every apartment building shall have a principal entrance facing toward the front lot line or exterior side lot line.