

**SECTION 15 - ZONE R-7: RESIDENTIAL - MULTIPLE**

**15.1 Permitted Uses**

Within a Zone R-7, no land shall be used and no building or structure shall be erected or used except for one of the Permitted Uses listed in Column 1 below.

**15.2 Regulations**

Within a Zone R-7, no land shall be used and no building or structure shall be erected or used except in conformity with the applicable regulations contained in Section 6 entitled “General Regulations” and the additional regulations listed in Column 2 below for the specific uses.

<b><u>Sub-Section</u></b>	<b><u>Column 1</u></b> <b><u>Permitted Uses</u></b>	<b><u>Column 2</u></b> <b><u>Additional Regulations</u></b>
15.2.1	Residential Building - Apartment	In conformity with the provisions of sub-section 15.3
15.2.2	Residential Building - Row	In conformity with the provisions of sub-section 15.4
15.2.3	Group Multiple Housing Development	In conformity with the provisions of sub-section 15.3 or 15.4
15.2.4	<b><u>Accessory Uses</u></b>	
	(a) Buildings or structures accessory to the foregoing permitted uses	In conformity with the provisions of sub-section 6.4
	(b) Deleted by By-law 80-92	

**15.3 Regulations for Residential Building - Apartment**

15.3.1	<b>Minimum Lot Width:</b>
(a)	6 units or less: 18 metres
(b)	For each additional unit, the minimum lot width shall be increased 0.75 metres to a maximum of 36.5 metres
15.3.2	<b>Minimum Floor Area Per Dwelling Unit:</b>
(a)	Bachelor or One Bedroom - 37 square metres
(b)	Two or More Bedrooms - 60 square metres
15.3.3	<b>Minimum Side Yard - Each Side:</b> Equal to one-half (1/2) building height but in no case less than 3 metres. Notwithstanding the foregoing, in any case where main entrances to dwelling units or where windows to habitable rooms face on a side yard, such side yard shall have a minimum width throughout of not less than 7.5 metres.  In any <u>Residential Building - Apartment</u> containing ten (10) or more units and where access to required off-street parking is provided through one side yard only, the minimum width of such side yard shall be not less than 5.5 metres

15.3.4	<b>Minimum Rear Yard:</b> Equal to one-half (1/2) building height but in no case less than 7.5 metres
15.3.5	<b>Minimum Amenity Area:</b> 30 square metres per dwelling unit
15.3.6	<b>Maximum Lot Coverage - All Buildings:</b> 50% of Lot Area
15.3.7	<b>Off-Street Parking:</b> In conformity with the provisions of sub-sections 6.11 and 6.13

15.4 **Regulations for Residential Building - Row**

15.4.1	<b>Minimum Lot Area Per Dwelling Unit:</b> 90 square metres
15.4.2	<b>Minimum Floor Area Per Dwelling Unit:</b> 60 square metres
15.4.3	<b>Minimum Side Yard - Each Side:</b> Equal to one-half (1/2) building height but in no case less than 3 metres where there is an exterior wall and 0 metres where there is a common wall.
15.4.4	<b>Minimum Rear Yard:</b> 7.5 metres
15.4.5	<b>Minimum Amenity Area</b> (including Private Outdoor Living Area): 30 square metres per dwelling unit
15.4.6	<b><u>Minimum Private Outdoor Living Area:</u></b> A private outdoor living area shall be provided for each dwelling unit and each such private outdoor living area shall:
(a)	Not form part of a required side yard but may be located in and form part of the required rear yard;
(b)	Abut the full length of an exterior wall of the dwelling unit and shall have access to a habitable room (other than a bedroom) or to a hall;
(c)	Have a minimum depth (from the wall of the dwelling unit) of not less than 6 metres;
(d)	Be separated from adjacent private outdoor living areas by a wall, fence or planting satisfactory to the municipality.
15.4.7	<b>Maximum Lot Coverage:</b> 50% of Lot Area
15.4.8	<b>Off-Street Parking:</b> In conformity with the provisions of sub-sections 6.11 and 6.13.