

SECTION 13 - MULTIPLE DWELLING- THIRD DENSITY ZONE (RESTRICTED) - RM3A

The following provisions shall apply in all MULTIPLE DWELLING- THIRD DENSITY ZONES (RESTRICTED) RM3A:

No PERSON shall *HEREAFTER USE* any BUILDING, STRUCTURE or land, nor *ERECT* any BUILDING or STRUCTURE except in accordance with the following provisions:

13.1 USES PERMITTED

13.1.1 Residential:

SINGLE-DETACHED DWELLING
SEMI-DETACHED DWELLING
DUPLEX
FOURPLEX (By-law 9621)
GROUP HOME (By-law 7670)

13.2 SINGLE-DETACHED DWELLING AND GROUP HOME (By-law 7670)

13.2.1 LOT FRONTAGE:

Minimum - 15 metres

13.2.2 LOT AREA:

Minimum - 555 square metres

13.2.3 YARD Requirements:

FRONT YARD - minimum 6.0 metres
REAR YARD - minimum 7.5 metres
SIDE YARD - minimum 1.5 metres

13.2.4 GROUND FLOOR AREA:

Minimum - 55 square metres

13.2.5 GROSS FLOOR AREA:

Minimum - 65 square metres

13.2.6 LOT COVERAGE:

Maximum - 35 percent

13.3	<u>SEMI-DETACHED DWELLING OR DUPLEX</u> (By-law 9196)	
	Regulations for a <u>SEMI-DETACHED DWELLING</u> or a <u>DUPLEX</u>	Regulations for each <u>DWELLING UNIT</u> of a <u>SEMI-DETACHED DWELLING</u>
13.3.1	<i>LOT FRONTAGE:</i>	
	Minimum 18 metres	Minimum 9 metres
13.3.2	<i>LOT AREA:</i>	
	Minimum 612 square metres	Minimum 306 square metres
13.3.3	<i>GROSS FLOOR AREA per DWELLING UNIT:</i>	
	Minimum - 65 square metres	
13.3.4	<i>LOT COVERAGE:</i>	
	Maximum - 40 percent	
13.3.5	<i>YARD Requirements:</i>	
	Regulations for a <u>SEMI-DETACHED DWELLING</u>	Regulations for each <u>DWELLING UNIT</u> of a <u>SEMI-DETACHED DWELLING</u>
	<i>FRONT YARD:</i>	
	Minimum 6 metres	Minimum 6 metres
	<i>REAR YARD:</i>	
	Minimum 7.5 metres	Minimum 7.5 metres
	<i>SIDE YARD:</i>	
	Minimum 1.5 metres	Minimum Exterior - Minimum 1.5 metres Common Wall - 0 metres
	<i>GROUND FLOOR AREA per DWELLING UNIT:</i>	
	Minimum for <i>SEMI-DETACHED DWELLING</i> - 50 square metres	

**Regulations for a
DUPLEX**

FRONT YARD:

Minimum 6 metres

REAR YARD:

Minimum 7.5 metres

SIDE YARD:

Minimum one side 1.8 metres
Minimum other side 2.4 metres

13.4 FOURPLEX (By-law 9621)

13.4.1 *LOT FRONTAGE:*

Minimum - 21.0 metres (**By-law 6692**)

13.4.2 *LOT AREA:*

Minimum - 665 square metres

13.4.3 *YARD Requirements:*

FRONT YARD - minimum 7.5 metres
REAR YARD - minimum 7.5 metres
SIDE YARD - minimum one side 1.8 metres
- minimum other side 2.4 metres

13.4.4 *GROSS FLOOR AREA per DWELLING UNIT:*

Minimum - 65 square metres

13.4.5 *LOT COVERAGE:*

Maximum - 40 percent

13.5 Specific recommendations as to the *USES* permitted on *LOTS* 282 and 283, Registered Plan 25, RM3A shall be deemed to include a *FOURPLEX*, provided that no unit in the said *DWELLING* shall have more than two bedrooms. (**By-law 5050**)
(52 LINCOLN STREET)

13.6 That Schedule "A" of By-law 2667 as amended be and the same is hereby further amended by marking and delineating the hereinafter described lands as RM3A instead of R1 subject to the conditions as hereinafter set out:

All and Singular that certain parcel or tract of land situate lying and being in the City of Welland in the Regional Municipality of Niagara, formerly in the County of Welland and being composed of *LOTS* 4 to 16, inclusive, according to Registered Plan 92 for the said City of Welland together with the easterly half of Centennial Drive and the southerly half of Cola Street abutting the *HEREIN*-before described

LOTS:

Save and Except that the permitted *USES* for said *LOTS* 12 to 16, inclusive as they apply to multiple *DWELLINGS* be restricted to not more than single *DUPLEXES* and single *SEMI-DETACHED DWELLINGS*. **(By-law 5193)**
(46-64 CENTENNIAL DRIVE INCLUSIVE)