

PART 3.103 – R-80 ZONE, NIAGARA MULTIPLE DWELLING DISTRICT

3.103.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. Uses permitted in the R-2 Zone, Two Family Dwelling District, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw
- b. Uses permitted in the R1-B Zone, Single Family Dwelling District, subject to the regulations set out in Part 1.2 of the Zoning Regulation Bylaw
- c. Home occupation subject to the regulations in Schedule “D”
- d. Accessory Buildings subject to the regulations in Schedule “F”
- e. Garage sales limited to no more than 2 in any year
- f. Ground-oriented multiple dwelling subject to the regulations in this Part 3.103

In this Part 3.103, “ground-oriented multiple dwelling” means a building containing three or more self-contained dwelling units, at least 2 of which units have individual and direct access to the ground

3.103.2 Community Amenities

As a condition of additional density pursuant to section 3.103.3 b., the community amenities that must be provided are consent to the heritage designation of the existing Cathedral School Building on the lands civically known as 520 Niagara Street (the “Protected Property”) under Section 967 of the *Local Government Act* as protected heritage property and the agreement of the owner to release the City from any obligation to compensate the owner in any form for any reduction in the market value of the Protected Property

3.103.3 Density

- a. Floor space ratio where the amenities have not been provided pursuant to section 3.103.2 (maximum) 0.5:1
- b. Floor space ratio where the amenities have been provided pursuant to section 3.103.2 (maximum) 1:1

3.103.4 Site Area

A ground-oriented multiple dwelling may not be erected used or maintained on a lot having an area less than 1030 m²

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3.103.5 Height, Storeys and Roof Decks

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| a. Principal <u>building height</u> (maximum) | 7.6m |
| b. <u>Storeys</u> (maximum) | 2 |

3.103.6 Setbacks and Projections

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| a. <u>Front yard setback</u> (minimum) | The lesser of 7.5m and the average of the actual setbacks of the buildings on the lots abutting the sides of the lot |
| Except for the following maximum projections into the <u>setback</u> : | |
| • Steps and <u>porch</u> (maximum) | 3.5m |
| • Bay windows | 0.6m |
| b. <u>Rear yard setback</u> (minimum) | 10.7m or 35% of lot depth whichever is greater |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 1.5m or 10% of the lot width whichever is greater |
| | 3.0m for one side yard when the lot is not serviced by a rear lane |
| d. Combined <u>side yard setbacks</u> (minimum) | 4.5m |
| e. <u>Side yard setback</u> on a flanking <u>street</u> for a <u>corner lot</u> (minimum) | 3.5m or 10% of the <u>lot width</u> whichever is greater |
| f. Eave projections into <u>setbacks</u> (maximum) | 0.75m |

3.103.7 Lot Area, Site Coverage, Open Site Space

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| a. <u>Lot area</u> (minimum) | 555m ² |
| b. <u>Site coverage</u> (maximum) | 40% |
| c. <u>Open site space</u> (minimum) | 30.0% of the <u>area</u> of the <u>lot</u> and 33% of the <u>rear yard</u> |

3.103.8 Parking

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| <u>Parking</u> | Subject to the regulations in Schedule "C" |
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3.103.9 Protected Heritage Property

In accordance with section 903(3)(f) of the *Local Government Act* and notwithstanding anything else in this section 3.103 the regulations in this section 3.103.9 apply to property upon which there is a building, all or part of which is protected heritage property pursuant to section 967 of the *Local Government Act*.

3.103.9.1 Setbacks and Projections

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| a. <u>Front yard setback</u> (minimum) | 7.5m |
| Except for the following maximum projections into the <u>setback</u> : | |
| • Steps and <u>porch</u> (maximum) | 3.5m |
| • Bay windows | 0.6m |
| b. <u>Rear yard setback</u> (minimum) | 4.0m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 1.8m |
| d. Combined <u>side yard setbacks</u> (minimum) | 5.0m |
| e. <u>Side yard setback</u> on a flanking <u>street</u> for a <u>corner lot</u> (minimum) | 3.5m or 10% of the <u>lot width</u> whichever is greater |
| f. Eave projections into <u>setbacks</u> (maximum) | 0.75m |

3.103.9.2 Vehicle and Bicycle Parking

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| a. <u>Vehicle parking</u> (minimum) | 1 stall for each <u>self-contained dwelling unit</u> equal to or greater than 70m ²

0.75 stalls for each <u>self-contained dwelling</u> less than 70m ² |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |
| c. Visitor parking (minimum) | Subject to the regulations in Schedule “C” |

Except as modified by the regulations in this section 3.103.9, the regulations in sections 3.103.1 to 3.103.8 apply to property upon which there is a protected heritage property.

Bylaw 15-013 adopted April 16, 2015