

## SECTION 12      **URBAN RESIDENTIAL THREE (UR3) ZONE REGULATIONS**

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The Urban Residential Three (UR3) Zone is intended to apply to residential lots within areas designated “Urban Residential” in the Wellesley Urban Area in the Official Plan.

### **12.1            PERMITTED USES**

No land shall be used and no buildings or structures shall be erected, used, or altered in the Urban Residential Three (UR3) Zone except for the following purposes:

Apartment dwellings;

Accessory uses to the above permitted uses.

### **12.2            MINIMUM LOT AREA**

700 m<sup>2</sup> for the first dwelling unit plus 90 m<sup>2</sup> for each additional dwelling unit

### **12.3            MINIMUM LOT FRONTAGE**

24.0 m

### **12.4            MAXIMUM BUILDING HEIGHT**

9.0 m

### **12.5            MINIMUM FLOOR AREA (PER DWELLING UNIT)**

55 m<sup>2</sup>

### **12.6            MINIMUM FRONT YARD DEPTH**

6.0 m

### **12.7            MINIMUM SIDE YARD WIDTH**

Interior side yard	Equal to one-half (1/2) building height but in no case less than 6 metres
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Exterior side yard	Equal to one-half (1/2) building height but in no case less than 7.5 metres
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### **12.8            MINIMUM REAR YARD WIDTH**

7.5 m

### **12.9            MAXIMUM LOT COVERAGE**

40 percent

**12.10**

**MINIMUM LANDSCAPED OPEN SPACE**

30 percent