

SECTION 11 **URBAN RESIDENTIAL TWO (UR2) ZONE REGULATIONS**

The Urban Residential Two (UR2) Zone is intended to apply to residential lots within areas designated “Urban Residential” in the Wellesley Urban Area in the Official Plan.

11.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Urban Residential Two (UR2) Zone except for the following purposes:

- Row or Townhouse dwelling;
- Semi-detached dwelling;
- Triplex dwelling;
- Fourplex dwelling;
- Home occupation;
- Bed and Breakfast;
- Accessory uses to the above permitted uses.

11.2 MINIMUM LOT AREA

Semi-detached dwelling	275 m ²
Townhouse (per dwelling unit)	175 m ²
Triplex	750 m ²
Fourplex	850 m ²

11.3 MINIMUM LOT FRONTAGE

Semi-detached dwelling	18.0 m (interior lot)
	21.0 m (corner lot)
Townhouse	9.0 m (interior lot)
	12.0 m (corner lot)
Triplex	18.0 m
Fourplex	21.0 m

11.4 MAXIMUM BUILDING HEIGHT

9.0 m

11.5	<u>MINIMUM FLOOR AREA (PER DWELLING UNIT)</u>	
	Semi-detached dwelling and Townhouse	100 m ²
	Triplex and Fourplex	70 m ²
11.6	<u>MINIMUM FRONT YARD DEPTH</u>	
	6.0 m	
11.7	<u>MINIMUM SIDE YARD WIDTH</u>	
	Interior side yard	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
	Exterior side yard	6.0 m
11.8	<u>MINIMUM REAR YARD WIDTH</u>	
	7.5 m	
11.9	<u>MAXIMUM LOT COVERAGE</u>	
	40 percent	
11.10	<u>MINIMUM LANDSCAPED OPEN SPACE</u>	
	30 percent	