

## 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**

240 M<sup>2</sup>

### **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

Exterior side yard

Equal to one-half (1/2) building height but in no case less than 7.5 metres

### **12.8      MINIMUM REAR YARD WIDTH**

7.5 m

### **12.9      MAXIMUM LOT COVERAGE**

40 percent

**12.10**      **MINIMUM LANDSCAPED OPEN SPACE**

30 percent