

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

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 m² for the first dwelling unit plus 90 m² 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 m²

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

12.11 **EXCEPTIONS - URBAN RESIDENTIAL (UR3) ZONE**

12.11.1 Defined Area

UR3-1 as shown on Schedule “B-3”, to this By-law.

Added by By-law 18-25

Additional Permitted Uses

Townhouse Dwellings – shall be subject to the site-specific performance measures for Townhouse Dwellings outlined in the Urban Residential Two (UR2-5) zone (11.11.5)
Stacked Townhouse Dwellings -

Minimum Lot Area

700 m² for the first dwelling unit plus 70 m² for each additional dwelling unit

Minimum Lot Frontage

24.0 m

Maximum Building Height

14 m and a maximum of four (4) stories

Minimum Floor Area (per Dwelling Unit)

38 m²

Minimum Front Yard Depth

4.0 m

Minimum Side Yard Width

Interior side yard 5.0 m

Exterior side yard 6.0m

Minimum Rear Yard Width

5.0 m

Maximum Lot Coverage

50%

Minimum Landscaped Open Space

30%