

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:

Townhouse dwelling;
Semi-detached dwelling;
Triplex dwelling;
Fourplex dwelling;
Home occupation;
Bed and Breakfast;
Additional Detached Dwelling Unit;
Additional Attached Dwelling Unit;
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 | 6.0 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 MINIMUM FLOOR AREA (PER DWELLING UNIT)

Semi-detached dwelling and Townhouse 100 m²

Triplex and Fourplex 70 m²

11.6 MINIMUM FRONT YARD DEPTH

6.0 m

11.7 MINIMUM SIDE YARD WIDTH

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 MINIMUM REAR YARD DEPTH

7.5 m

11.9 MAXIMUM LOT COVERAGE

40 percent

11.10 MINIMUM LANDSCAPED OPEN SPACE

30 percent

11.11 EXCEPTIONS – URBAN RESIDENTIAL (UR2) ZONE

11.11.1

Defined Area

UR2-1 as shown on Schedule “B-4”, to this By-law

Added by By-law 44-18

Maximum Building Height

10.5 metres

11.11.2

Defined Area

UR2-2 as shown on Schedule “B-4”, to this By-law

Added by By-law 17-20
Amended by A 23/24

Additional Permitted Uses

Residential Cluster Development, which shall be defined as: where multiple single detached dwellings, semi-detached dwellings, and/or townhouse dwellings are located on a lot to allow the remaining land to be used for a variety of open space and common element purposes;

Single detached dwellings;

Townhouse dwellings including cluster townhouse dwellings and street townhouse dwellings.

Minimum Lot Area

| | |
|--------------------------|-----------------------------|
| Single detached dwelling | 510 m ² |
| Semi-detached dwelling | 210 m ² per unit |

Minimum Lot Frontage

| | |
|--------------------------|-----------------------------|
| Single detached dwelling | 12 m |
| Semi-detached dwelling | 9 m per unit (interior lot) |
| Townhouse dwelling | 6 m per unit |

Maximum Building Height

Semi-detached and Townhouse units 7.5 m

Notwithstanding any other provisions of this by-law to the contrary building height for the purposes of this development shall be measured along the front façade of the building.

Minimum Floor Area

| | |
|--------------------------|--------------------|
| Single detached dwelling | 100 m ² |
| Semi-detached dwelling | 80 m ² |
| Townhouse dwelling | 80 m ² |

Minimum Front Yard Depth

The existing single detached dwelling on the property municipally known as 1016 Doering Street shall have a minimum front yard depth of 3.0 m.

All other dwellings shall have a minimum front yard depth of 4.5 m for the dwelling and 6.0 m for a private garage. For corner lots/units and other lots/units adjoining a curved street, a minimum front yard depth of 3.0 m shall be required for the dwelling, but in no case shall the private driveway depth be less than 6.0 metres in depth.

Minimum Side Yard Width

The existing single detached dwelling on the property municipally known as 1018 Doering Street shall have a minimum interior side yard width of 1.2 m plus 0.5 m for each additional or partial storey above the first storey, and a minimum exterior side yard width of 2.5 m.

Semi-detached and townhouse dwellings shall have a minimum interior side yard width of 1.5 m where there is an exterior wall and 0.0 m where there is a common wall.

Semi-detached and townhouse dwellings shall have a minimum exterior side yard width of 3.0 m.

Minimum Rear Yard Depth

| | |
|--------------------------|-------|
| Semi-detached dwelling | 6.0 m |
| Single detached dwelling | 7.5 m |
| Townhouse dwelling | 6.0 m |
| A 23/24 - Units 1 & 2 | 4.8 m |
| A 23/24 - Unit 34 | 5.0 m |

Maximum Lot Coverage

| | |
|--------------------------|--|
| Single detached dwelling | 50% |
| Semi-detached dwelling | 45% |
| Townhouse dwelling | 55%, except that a maximum of 10 lots/units may have a maximum lot coverage of up to 60% provided that an equal number of lots/units do not exceed a maximum lot coverage of 50% |

Parking

Notwithstanding subsection 4.29.5 of this By-law, the lot coverage of required parking spaces shall not exceed twenty (20) percent of the total lot area, except for the following:

A 23/24 - 25% for Units 9, 10, 16, 38, 39 and 48

A 23/24 - 30% for Units 4-8, 11-14, 17-21, 24-26, 29-31, 34-37 and 40

A 23/24 - 35% for Units 32, 41 and 44-47

Regulations for Cluster Development

For a cluster development, the required minimum yards shall be measured appurtenant to the buildings as follows:

- i. For any building that does not have frontage on a public street, the front yard depth shall be measured from the front wall of the building to the edge of the travelled portion of the adjoining private street, common driveway or common element road right-of-way;
- ii. For any building with an exterior side wall facing a private street, common driveway or common element road right-of-way, the minimum exterior side yard width shall be measured from said exterior side wall of the building to the edge of the travelled portion of the adjoining private street, common driveway or common element road right-of-way;
- iii. For any building with an exterior side wall adjoining an interior lot line, the minimum interior side yard shall be measured between the exterior side wall and the lot line;
- iv. For any building with an exterior side wall facing an exterior side wall of another building, the minimum setback between buildings shall be 3 m;
- v. For any building with an exterior side wall adjoining a lot line that does not adjoin any street or right-of-way, the minimum interior side yard shall be measured between the exterior side wall and the lot line;

- vi. For any building with an exterior rear wall adjoining an interior lot line, the minimum rear yard shall be measured between the exterior rear wall and the lot line;
- vii. For any building with an exterior rear wall facing any exterior wall of another building, the minimum setback between buildings shall be 7.5 m;

Notwithstanding anything to the contrary, for cluster development, more than one (1) building shall be permitted on a lot.

Minimum Distance from Driveway to Lot Line

Unit 16 0.0 m

Maximum Driveway Width (% of Frontage) – A 23/24

55% for Units 16, 42, & 43

65% Units 1, 2, & 48

75% Units 9, 10, 34, 38, & 39

86% Units 4-8, 11-14, 16-21, 24-26, 29-32, 35-37, 40-41, & 44-47

11.11.3

Defined Area

Added by By-law 28-20

UR2-3 as shown on Schedule “B-4”, to this By-law

Minimum Lot Area

738m²

11.11.4

Defined Area

Added by By-law 37-24

UR2-4 as shown on Schedule “B-5”, to this By-law.

Additional Permitted Uses

Dwelling, Stacked Townhouse

Additional Regulations

Maximum of ten (10) Dwelling, Stacked Townhouse units

Minimum Front Yard Depth

4.5 m

Minimum Side Yard Width

Exterior side yard 4.5 m

