

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
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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