



**Table 2:
Residential Mixed Zone (R3)
Zoning Provisions for Single-Detached and On-Street Townhouse Dwellings**

7.8.1 Permitted Uses	Proposed Permitted Use
a) A detached dwelling	A detached dwelling
b) A semi-detached dwelling	
c) A duplex dwelling	An on-street townhouse dwelling
d) An on-street townhouse dwelling	
e) A triplex dwelling	
f) A quadruplex dwelling	
g) A home occupation in a detached dwelling, or in a dwelling unit of a semi-detached dwelling or a duplex dwelling, subject to the provisions of section 5.5	
h) Accessory buildings and accessory structures, subject to the provisions of sections 4.13 and 4.14	
i) A bed and breakfast in a detached dwelling, or in a dwelling unit of a semi-detached dwelling or a duplex dwelling, that complies with the provisions set out in section 4.37	

7.8.2 Regulations	R3 Zone	Provided	Proposed Regulation
Minimum lot area			
i) detached dwelling	i) 300 m ²	i) 300 m ²	i) No change
ii) on-street townhouse	ii) 160 m ² per unit	ii) 160 m ² per unit	ii) No change
Minimum lot frontage			
i) detached dwelling on interior lot	i) 10 m	i) 10 m	i) No change
ii) detached dwelling on corner lot	ii) 12 m	ii) 12 m	ii) No change
v) on-street townhouse	v) 6 m for each dwelling unit	v) 6 m for each dwelling unit	v) No change
Minimum front yard depth			
i) for a dwelling or dwelling unit	i) 3 m plus any applicable distance specified in section 4.27.1	i) 3 m	i) No change
ii) for a private garage with driveway access from the front yard	ii) 6 m plus any applicable distance specified in section 4.27.1	ii) 6 m	ii) No change
Minimum rear yard depth	7.5 m plus any applicable distance specified in section 4.27.1	6 m	6 m
Minimum interior side yard width	1.2m	1.2 m	No change

Minimum exterior side yard width			
i) for a dwelling or dwelling unit	i) 3 m plus any applicable distance specified in section 4.27.1	i) 3 m	i) No change
ii) for a private garage with driveway access from the front yard	ii) 6 m plus any applicable distance specified in section 4.27.1	ii) N/A	ii) No change
Maximum lot coverage	55%	55%	No change
Maximum height of building or structure	10 m subject to section 4.7	10 m	No change
Maximum number of dwellings on one lot	1 only	1 only	No change
Parking and access requirements	In accordance with section 4.19.1	1 space per unit	No change
Accessory buildings and accessory structures	In accordance with sections 4.13 and 4.14		No change
Minimum landscaped open space	25% of the lot area		No change



**UPPER CANADA
CONSULTANTS**
ENGINEERS / PLANNERS

**RIVERFRONT PHASE 2
NIAGARA FALLS
TYPICAL LOT-SINGLE RESIDENTIAL**

DATE	2024-11-13
SCALE	1:150 m
REF No.	.
DWG No.	2209-SINGLE