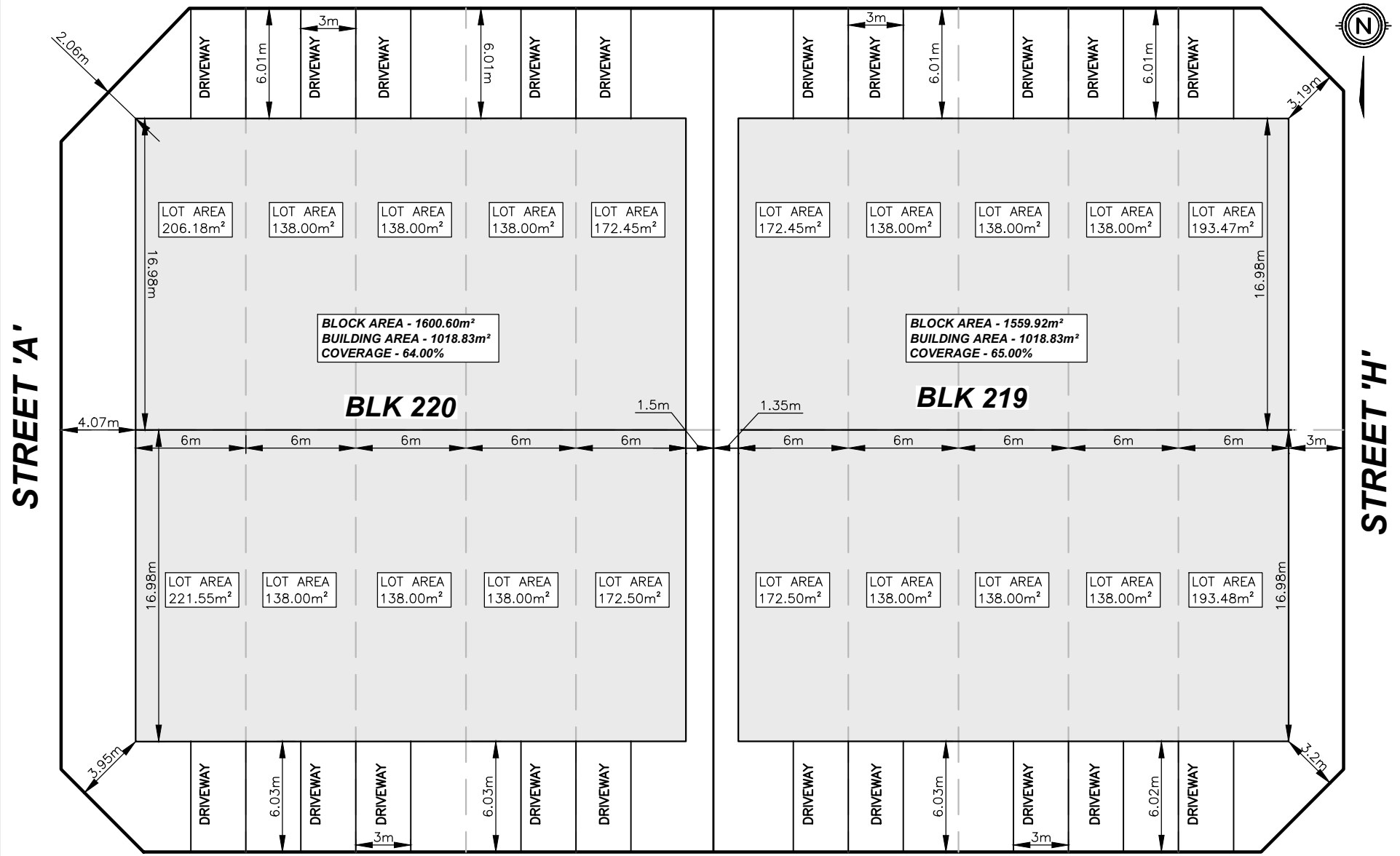


# STREET 'I'



# STREET 'J'

Table 3: Residential Low Density, Grouped Multiple Dwellings Zone (R4) Zoning Provisions for Back-to-Back Townhouses and Stacked Townhouses

7.9.1 R4 Permitted Uses	R4-1133 Permitted Uses	R4-1134 Permitted Uses	Proposed Permitted Use		
a) A townhouse dwelling containing not more than 8 dwelling units b) An apartment dwelling c) A stacked townhouse dwelling d) Group dwellings, provided that no townhouse dwelling in the group dwelling contains more than 8 dwelling units e) Accessory buildings and accessory structures, subject to the provisions of sections 4.13 and 4.14 f) A Home Occupation in a detached dwelling, or a dwelling unit of a semi-detached dwelling or a duplex dwelling, subject to the provisions of section 5.5	a) The uses permitted in a R4 zone b) Detached dwelling c) Semi-detached dwelling d) Second unit in a detached, semi-detached and townhouse dwelling unit e) Home occupation in a detached dwelling, semi-detached dwelling or a townhouse dwelling unit	a) The uses permitted in a R4 zone b) Detached dwelling c) Semi-detached dwelling d) Second unit in a detached, semi-detached and townhouse dwelling unit e) Home occupation in a detached dwelling, semi-detached dwelling or a townhouse dwelling unit f) Stacked townhouse dwelling g) Community centre h) Coffee shop i) Personal service shop j) Retail store k) Restaurant l) Clinic m) Animal clinic n) Art gallery o) Dancing studio p) Photographer's studio q) Health centre	<b>All uses in the R3 zone, including the proposed R3-XX Zone</b>  <b>Back-to-back townhouse dwellings</b>  Stacked townhouse dwellings		
<b>Regulations</b>	<b>R4 Zone Regulation</b>	<b>R4-1133 Zone Regulation</b>	<b>R4-1134 Zone Regulation</b>	<b>Provided</b>	<b>Proposed Regulation</b>
Maximum height of a building	10 m subject to Section 4.27.1	14 m or 3 storeys whichever is lesser, subject to Section 4.7 of By-law 79-200	Stacked Towns: 17 m or 4 storeys, whichever is lesser, subject to Section 4.7 of By-law 79-200  All Other Uses: 14 m or 3 storeys, whichever is lesser, subject to Section 4.7 of By-law 79-200	Back-to-Back Towns: 12.6 m  Stacked Towns: 12.6 m	Back-to-Back Towns: 12.6 m  Stacked Towns: 12.6 m
Number of dwellings on one block	Subject to compliance with Section 7.9.3, more than one dwelling is permitted on one lot	Unlimited	Unlimited	Back-to-Back Towns: 12 units  Stacked Towns: 18 units	Back-to-Back Towns: Unlimited  Stacked Towns: Unlimited
Parking and access requirements	In accordance with Section 4.19.1 • Minimum parking stall width: 2.75 m • Minimum parking stall length: 6 m • Minimum maneuvering aisle: 6.3 m	In accordance with Section 4.19.1 of By-law No. 79-200	In accordance with Section 4.19.1 of By-law No. 79-200	Back-to-Back Towns: 1.0 spaces per unit  Stacked Towns: 1.4 spaces per unit	No change
Accessory buildings and accessory structures	In accordance with 4.13 and 4.14	In accordance with Section 8 of By-law 2020-124	In accordance with Section 8 of By-law 2020-124	No change	No change
Minimum landscaped open space	45 m <sup>2</sup> for each dwelling unit	20% of the block area	20% of the block area	Back-to-Back Towns: 15% of the block area  Stacked Towns: 20% of the block area	Back-to-Back Towns: 15% of the block area  Stacked Towns: 20% of the block area
Minimum privacy yard depth for each townhouse dwelling unit, as measured from the exterior rear wall of every dwelling unit (2008-148)	7.5 m	N/A	N/A	Back-to-Back Towns: Delete  Stacked Towns: Delete	Back-to-Back Towns: Delete  Stacked Towns: Delete
Minimum amenity area per dwelling unit	In accordance with Section 4.44 (20 m <sup>2</sup> )	10 m <sup>2</sup>	5 m <sup>2</sup>	Back-to-Back Towns: 5 m <sup>2</sup>  Stacked Towns: 5 m <sup>2</sup>	Back-to-Back Towns: 5 m <sup>2</sup>  Stacked Towns: 5 m <sup>2</sup>
Accessory buildings and accessory structures		In accordance with Section 8 of this by-law	In accordance with Section 8 of this by-law	N/A	N/A
Minimum yard width or yard depth for a deck from a street or block line		0.5 m	0.5 m	Back-to-Back Towns: 0.5 m  Stacked Towns: 0.5 m	Back-to-Back Towns: 0.5 m  Stacked Towns: 0.5 m
Maximum width of a driveway or parking area and a garage in the front yard of a land unit		50% of the land unit frontage or 6 m, whichever is less	50% of the land unit frontage or 6 m, whichever is less	Back-to-Back Towns: 50% of the land unit frontage or 6 m, whichever is less  Stacked Towns: 50% of the land unit frontage or 6 m, whichever is less	Back-to-Back Towns: 50% of the land unit frontage or 6 m, whichever is less  Stacked Towns: 50% of the land unit frontage or 6 m, whichever is less
Vehicular access to a garage in the front yard of a land unit from a street		Permitted: for land unit with a width of 11 m or more  Not permitted: for land unit with a width of less than 11 m  Notwithstanding Section 4.19.3(c) of By-law No. 79-200, No decorative wall, landscape strip or landscaped berm shall be required for a parking area associated with an access under this subclause	Permitted: for land unit with a width of 11 m or more  Not permitted: for land unit with a width of less than 11 m  Notwithstanding Section 4.19.3(c) of By-law No. 79-200, No decorative wall, landscape strip or landscaped berm shall be required for a parking area associated with an access under this subclause		
Minimum lot coverage	35%	None	None	Back-to-Back Towns: 65%  Stacked Towns: 65%	Back-to-Back Towns: 65%  Stacked Towns: 65%

Regulations	R4 Zone Regulation	R4-1133 Zone Regulation	R4-1134 Zone Regulation	Provided	Proposed Regulation
Maximum height of a building	10 m subject to Section 4.27.1	14 m or 3 storeys whichever is lesser, subject to Section 4.7 of By-law 79-200	Stacked Towns: 17 m or 4 storeys, whichever is lesser, subject to Section 4.7 of By-law 79-200  All Other Uses: 14 m or 3 storeys, whichever is lesser, subject to Section 4.7 of By-law 79-200	Back-to-Back Towns: 12.6 m  Stacked Towns: 12.6 m	Back-to-Back Towns: 12.6 m  Stacked Towns: 12.6 m
Number of dwellings on one block	Subject to compliance with Section 7.9.3, more than one dwelling is permitted on one lot	Unlimited	Unlimited	Back-to-Back Towns: 12 units  Stacked Towns: 18 units	Back-to-Back Towns: Unlimited  Stacked Towns: Unlimited
Parking and access requirements	In accordance with Section 4.19.1 • Minimum parking stall width: 2.75 m • Minimum parking stall length: 6 m • Minimum maneuvering aisle: 6.3 m	In accordance with Section 4.19.1 of By-law No. 79-200	In accordance with Section 4.19.1 of By-law No. 79-200	Back-to-Back Towns: 1.0 spaces per unit  Stacked Towns: 1.4 spaces per unit	No change
Accessory buildings and accessory structures	In accordance with 4.13 and 4.14	In accordance with Section 8 of By-law 2020-124	In accordance with Section 8 of By-law 2020-124	No change	No change
Minimum landscaped open space	45 m <sup>2</sup> for each dwelling unit	20% of the block area	20% of the block area	Back-to-Back Towns: 15% of the block area  Stacked Towns: 20% of the block area	Back-to-Back Towns: 15% of the block area  Stacked Towns: 20% of the block area
Minimum privacy yard depth for each townhouse dwelling unit, as measured from the exterior rear wall of every dwelling unit (2008-148)	7.5 m	N/A	N/A	Back-to-Back Towns: Delete  Stacked Towns: Delete	Back-to-Back Towns: Delete  Stacked Towns: Delete
Minimum amenity area per dwelling unit	In accordance with Section 4.44 (20 m <sup>2</sup> )	10 m <sup>2</sup>	5 m <sup>2</sup>	Back-to-Back Towns: 5 m <sup>2</sup>  Stacked Towns: 5 m <sup>2</sup>	Back-to-Back Towns: 5 m <sup>2</sup>  Stacked Towns: 5 m <sup>2</sup>
Accessory buildings and accessory structures		In accordance with Section 8 of this by-law	In accordance with Section 8 of this by-law	N/A	N/A
Minimum yard width or yard depth for a deck from a street or block line		0.5 m	0.5 m	Back-to-Back Towns: 0.5 m  Stacked Towns: 0.5 m	Back-to-Back Towns: 0.5 m  Stacked Towns: 0.5 m
Maximum width of a driveway or parking area and a garage in the front yard of a land unit		50% of the land unit frontage or 6 m, whichever is less	50% of the land unit frontage or 6 m, whichever is less	Back-to-Back Towns: 50% of the land unit frontage or 6 m, whichever is less  Stacked Towns: 50% of the land unit frontage or 6 m, whichever is less	Back-to-Back Towns: 50% of the land unit frontage or 6 m, whichever is less  Stacked Towns: 50% of the land unit frontage or 6 m, whichever is less
Vehicular access to a garage in the front yard of a land unit from a street		Permitted: for land unit with a width of 11 m or more  Not permitted: for land unit with a width of less than 11 m  Notwithstanding Section 4.19.3(c) of By-law No. 79-200, No decorative wall, landscape strip or landscaped berm shall be required for a parking area associated with an access under this subclause	Permitted: for land unit with a width of 11 m or more  Not permitted: for land unit with a width of less than 11 m  Notwithstanding Section 4.19.3(c) of By-law No. 79-200, No decorative wall, landscape strip or landscaped berm shall be required for a parking area associated with an access under this subclause		
Minimum lot coverage	35%	None	None	Back-to-Back Towns: 65%  Stacked Towns: 65%	Back-to-Back Towns: 65%  Stacked Towns: 65%

DATE: 2024-11-13  
 SCALE: 1:300 m  
 REF No.:  
 DWG No.: 2209-BRB



**RIVERFRONT PHASE 2**  
 NIAGARA FALLS  
 TYPICAL LOT-BACK TO BACK TOWNS