

8.4 R-3 ZONE - URBAN RESIDENTIAL

Subject to compliance with the general requirements detailed in Parts 4 and 5 of the Bylaw, the following regulations shall apply in the R-3 Zone:

(a) Permitted Uses

The following *uses* and no others are permitted in an R-3 zone:

- (1) *One single family dwelling;*
- (2) *Bed and breakfast accommodation;*
- (3) *Daycare, nursery school accessory to a residential use;*
- (4) *Home occupation;*
- (5) *Horticulture;*
- (6) *Secondary suite or small suite.*

(b) Conditions of Use

For any *parcel* in an R-3 zone:

- (1) The *parcel coverage* shall not exceed 25 percent for all *buildings and structures*;
- (2) The *height* of all *buildings and structures* shall not exceed 10 m except for *accessory buildings* which shall not exceed a *height* of 6 m;
- (3) The following minimum *setbacks* shall apply:

COLUMN I Type of Parcel Line	COLUMN II Residential Buildings & Structures	COLUMN III Buildings & Structures Accessory to Residential Use
Front	7.5 metres	7.5 metres
Interior Side	3.0 metres	3.0 metres
Exterior Side	4.5 metres	4.5 metres
Rear	4.5 metres	3.0 metres

(c) Minimum Parcel Size

Subject to Part 13, the minimum *parcel* size in the R-3 zone shall be:

- (1) 0.1675 ha for *parcels* served by *community water and sewer system*;
- (2) 0.2 ha for *parcels* served by a *community water system* only;
- (3) 1.0 ha for *parcels* served neither by a *community water or sewer system*.