The following provisions shall apply to the use of land and the construction of buildings in all R3 Zones subject to the general provisions under Part B and Part C of this By-Law.

1. **PERMITTED USES**

   Any person may use land and erect, occupy and maintain buildings and structures thereon for any of the following purposes:

   (1) **Main Building**
   
   a) a semi-detached dwelling;
   
   b) a day nursery;
   
   c) a residential care facility;
   
   d) public use.

   (2) **Accessory Uses, Buildings or Structures**
   
   a) Any use, building or structure, which is subordinate and customarily incidental to the main building;
   
   b) A home occupation;
   
   c) An office for a professional person.

2. **ZONE REQUIREMENTS FOR A SEMI-DETACHED DWELLING**

   (1) Lot Frontage (minimum) 18.0 m.
   
   (2) Lot Frontage per dwelling unit (minimum) 9.0 m.
   
   (3) Front Lot Line (minimum) 16.5 m.
   
   (4) Lot Area (minimum) 674.0 sq. m.
   
   (5) Lot Area per Dwelling Unit (minimum) 337.0 sq. m.
   
   (6) Front Yard Depth (minimum) 7.5 m.
   
   (7) Rear Yard Depth (minimum) 7.5 m.
   
   (8) Interior Side Yard Width (minimum)
   
   a) Where no garage or carport is attached to, or is built as an integral part of the main building 2.4 m., plus 0.6 m. for each storey above one storey.
   
   b) Where a garage or carport is attached to, or is built as an integral part of the main building 1.2 m., plus 0.6 m. for each storey above one storey.
   
   (9) Gross Floor Area (minimum per dwelling unit) 83.5 sq. m.
   
   (10) Lot Coverage (maximum) 45%
   
   (11) Building Height (maximum) 10.6 m.

3. **FOR ACCESSORY BUILDINGS OR STRUCTURE PROVISIONS**

   See Part C, Section 8.
3a. FOR RESIDENTIAL CARE FACILITIES

The requirements of Section 2, of this Part F, shall apply, in addition to the requirements of Part C, Section 22.

4. FOR HOME OCCUPATION PROVISIONS

See Part C, Section 9.

5. FOR OFFICE FOR A PROFESSIONAL PERSON PROVISIONS

See Part C, Section 10.

6. FOR OFF-STREET PARKING PROVISIONS

See Part C, Sections 14 and 15.

7. SPECIAL PROVISIONS

(1) Notwithstanding the provisions of Subsections 4) and 5) of this Part, within the area zoned R3-1 the minimum lot area and minimum lot area per dwelling unit shall be 813 sq. m. and 406.5 sq. m.

(2) Notwithstanding the provisions of this Part F, Section 2(6) within the area zoned R3-2, the minimum front yard depth shall be 6.0 metres.

8. FOR DAY NURSERY PROVISIONS

See Part C, Section 21.