

**5.13 R-3 URBAN RESIDENTIAL 3 ZONE**

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the R-3 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the R-3 Zone:

- a. Single family dwelling;

The following accessory uses are permitted in the R-3 Zone:

- b. Bed and breakfast accommodation;
- c. Buildings and structures accessory to a principal permitted use;
- d. Home occupation;
- e. Horticulture
- f. Secondary dwelling unit or secondary suite.

**2. Minimum Parcel Size**

The minimum parcel size in the R-3 Zone is:

- a. 1600 m<sup>2</sup> if connected to a community water system and a community sewer system;
- b. 0.2 hectares if connected to a community water system;
- c. 2 hectares if not connected to a community water system.

**3. Number of Dwellings**

In the R-3 Zone, not more than one dwelling is permitted on a parcel, under 0.4 ha in area. For parcels 0.4 ha or more in area, one additional secondary dwelling or secondary suite is permitted.

**4. Setbacks**

The following minimum setbacks apply in the R-3 Zone:

Type of Parcel Line	Residential (including Accessory Buildings and Structures)
Front parcel line	7.5 metres
Interior side parcel line	3.0 metres
Exterior side parcel line	4.5 metres
Rear parcel line	3.0 metres

**5. Height**

In the R-3 Zone, the height of all principal buildings and structures must not exceed 7.5 metres, and the height of all accessory buildings must not exceed 6 metres, except in accordance with Section 3.8 of this Bylaw.

**6. Parcel Coverage**

The parcel coverage in the R-3 Zone must not exceed 25 percent for all buildings and structures.

**7. Parking**

Off-street parking spaces in the R-3 Zone must be provided in accordance with Section 3.13 of this Bylaw.