

# Residential Urban 3 District (RU3)

## 1. Purpose

- 1.1.** The purpose of this *district* is to provide for higher density residential *development* within fully serviced *multi-lot residential subdivisions*. This district shall *only* be applied where supported through an adopted *Area Structure Plan*.

## 2. Use Categorization

**Table 1: Permitted Uses**

<b>Accessory Building</b> less than 33 m <sup>2</sup> (355 ft <sup>2</sup> )	<b>Dwelling: Secondary</b> (second dwelling unit)
<b>Dwelling: Principal</b> (first dwelling unit)	<b>Group Home</b>

**Table 2: Discretionary Uses**

<b>Accessory Building</b> more than 33 m <sup>2</sup> (355 ft <sup>2</sup> )	<b>Local Community Facility</b>
<b>Frame &amp; Fabric Structure</b>	<b>Show Home and Sales Office</b>
<b>Guest House</b>	

## 3. District Standards

**Table 1: Dwelling Numbers**

Maximum Number of Dwelling Units Per Lot	
Property Size:	All Lot Sizes
Maximum Number of Dwelling Units:	2

**Table 2: Dwelling Type**

Types of Permissible Dwelling Units Per Lot	
Property Size:	All Lot Sizes
<b>Dwelling: Principal</b> (First Dwelling Unit)	<ul style="list-style-type: none"> <li><b>Dwelling: Detached</b></li> <li><b>Dwelling: Semi-Detached</b></li> <li><b>Dwelling: Townhouse</b></li> </ul>
<b>Dwelling: Secondary</b> (Second Dwelling Unit)	<ul style="list-style-type: none"> <li><b>Legal Suite: In-Dwelling</b></li> </ul>

Table 3: Floor Areas		
Development Parameters		
<b>First Dwelling Unit</b> (Principal Dwelling)	<b>Minimum floor area:</b> 75 m <sup>2</sup> (807 ft <sup>2</sup> ).	<b>Maximum floor area:</b> At the discretion of the <i>development authority</i> unless specified otherwise within this bylaw.

Table 4: Site Coverage	
Developable Site Area	
<b>Total Developable Site Coverage:</b>	55% of the total lot area.
<b>Accessory Buildings</b>	Combined total of 8% of the lot area, not to exceed 80 m <sup>2</sup> (861 sq. ft <sup>2</sup> ).

Table 5: Building Heights	
Maximum Height of Buildings	
<b>Principal Dwelling</b>	11.0 m (36.1 ft) or 2½ stories above grade, whichever is less.
<b>Accessory Building(s)</b>	5.0 m (16 ft).

Table 6: Setbacks						
Minimum Building Setbacks:						
From the property line adjacent to:	Provincial Highway	Municipal Grid	Arterial	Collector	Local/ Service	Other lot
<b>Front Yard</b>						
Principal Building	40m	8m	8m	8m	6m	n/a
Accessory Building	40m	8m	8m	8m	6m	n/a
<b>Flanking Front Yard</b>						
Principal Building	40m	8m	8m	8m	6m	n/a
Accessory Building	40m	8m	8m	8m	6m	n/a
<b>Rear Yard</b>						
Principal Building	40m	8m	8m	8m	6m	6m
Accessory Building	40m	8m	8m	8m	6m	1.5m
<b>Side Yard</b>						
Principal Building	40m	8m	8m	8m	6m	1.5m
Accessory Building	40m	8m	8m	8m	6m	1.5m

## 4. District-Specific Regulations

**4.1.** Where no specific *development* parameters or standards are defined within this *district*, they *shall* be implemented at the discretion of the *development authority*, unless specified otherwise within this *bylaw*.

**4.2.** Design:

- Where a *dwelling: townhouse* is being considered, there *shall* be no more than six (6) units attached together to comprise the townhouse.
- Dwellings* on *corner lots* and *flank lots*, at gateways, and at the termini of streets *shall* employ *building* elements and designs that emphasize their visibility and potential role as landmark or orienting structures within the community.
- Privacy fencing for *dwellings* on *corner lots* and *flank lots* *shall* be encouraged to occupy no more than 50% of the *lot frontage* measured from the *rear property line*. Privacy fencing *shall* be kept to the rear corner of the house in order to allow the flanking elevation to address the street.

- d) End units in a *dwelling: townhouse or multi-unit dwelling developments* shall place windows and entrances facing the public street and along pedestrian walkways where appropriate to encourage these areas to be attractive, active and safe.
- e) Porch and deck dimensions *shall* be generous enough to accommodate furnishings and ensure their active use. The minimum area of a porch or deck shall be 2.2 m<sup>2</sup> (24 ft<sup>2</sup>).
- f) Finish materials *shall* extend to all sides of the porch and stairs. The underside of the porch shall not be exposed to the street.

#### 4.3. Landscaping:

- a) Uses permitted in this *district* shall maintain one (1) element of landscaping per 35 m<sup>2</sup> (378 ft<sup>2</sup>) with a minimum of 3 soft elements in a *front yard*.
- b) Hard materials shall not cover more than 10% of the *front yard* area, excluding the areas reserved for vehicle maneuvering and/or parking.

## 5. Subdivision

#### 5.1. Lot size:

- c) New residential *lots* shall be between 180.0 m<sup>2</sup> (1,938 ft<sup>2</sup>) and 660.0 m<sup>2</sup> (7,104 ft<sup>2</sup>) in area, except on *corner lots*, where new residential *lots* shall be between 225.0 m<sup>2</sup> (2,422 ft<sup>2</sup>) and 660.0 m<sup>2</sup> (7,104 ft<sup>2</sup>) in area.

#### 5.2. Lot dimensions:

- a) The minimum *lot depth* shall be 30.0 m (98 ft).
- b) The minimum *lot width* shall be 6.0 m (20 ft).

#### 5.3. Density:

- a) The maximum density *shall* be in compliance with the approved *statutory plan* in which this *district* pertains.

District disclaimer: This *district* is subject to all other relevant provisions of the Land Use *Bylaw*, *statutory plan(s)*, provincial and/or federal legislation.