

Part 3 - Residential Three Zone (R-3)

8.3.1 Permitted Uses

In the R-3 Zone, the following uses are permitted and all other uses are prohibited except as otherwise noted in this bylaw:

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- (1) *Single residential dwellings*
- (2) *Secondary suite*
- (3) *Duplex dwellings*
- (4) *Multi residential dwellings*
- (5) *Accessory buildings and structures*
- (6) *Facility for adults with a disability*
- (7) *Home occupation*
- (8) *Care facility* for parcels with a *site area* of 0.4 ha or greater
- (9) “Notwithstanding any provision of this bylaw, one triplex containing no more than three residential *dwelling units* is a *permitted use* on Lots 1-3, District Lot 118, Comox District, Plan SP4146 (2175 Arlington Place).

8.3.2 Minimum Lot Size

A *lot* shall have an area of not less than 1,250 m².

8.3.3 Minimum Lot Frontage

A *lot* shall have a frontage of not less than 30.0 m.

8.3.4 Floor Area Ratio

Providing all other applicable size, shape and siting conditions are met the maximum *floor area ratio* shall not exceed in the case of multi residential dwellings:

- (1) apartments - .60 *floor area ratio*
- (2) all other residential - .40 *floor area ratio*
- (3) The density allowed on Lot 2, Section 67, Comox District, Plan 31530 shall not exceed 27.5 units per ha of which a maximum of 24 *dwelling units* of the total units permitted can be within an *apartment building*.

8.3.5 Setbacks

Except where otherwise specified in this bylaw the following minimum *building setbacks* shall apply:

- (1) *Front yard:* 7.5 m
- (2) *Rear yard:* 7.5 m except for apartments which shall be:
 - (a) 9.0 m for the 2nd *storey*
 - (b) 10.0 m for the 3rd *storey*
- (3) *Side yard:* The *side yard setbacks* shall total 4.5 m with a minimum *side yard setback* on one side of 1.5 m except where a *side yard* flanks a *street* in which case the minimum distance shall be 4.5 m.

And further, where the back of a *building* is adjacent to or faces a side *lot line* the minimum *side yard setback* shall be 6.0 m.

8.3.6 Height of Buildings

The *height* of a *principal building* shall not exceed 10 m.

8.3.7 Useable Open Space

Useable open space shall be provided on a *lot* in the amount of 30.0 m² for each one bedroom *dwelling unit* and 50.0 m² for each *dwelling unit* with two or more bedroom. However, usable open space shall be provided at 10.0 m² per unit for care facilities.

8.3.8 Accessory Buildings and Accessory Structures

- (1) Shall not exceed 4.5 m in *height*
- (2) Shall have a total *building area* not exceeding 50.0 m² or 10% of the *rear yard*, whichever is greater, except where the *structure* is used to cover parking, in which case, the *floor area* shall not exceed 20% of the *rear yard*, and shall not extend for more than 2/3 of the length of any property line or 30.0 m, whichever is less.
- (3) Shall be permitted in the side and *rear yard* provided they shall conform to all relevant siting regulations of this bylaw
- (4) Shall not be permitted at the front of a principal *residence*
- (5) Shall not be located within 1.5 m from the side and rear *lot line* except where the side or *rear yard* flanks a *street*, excluding a lane, in which case the minimum *yard* distance shall be 4.5 m

8.3.9 Off-Street Parking and Loading

Off-*street* parking and loading shall be provided and maintained in accordance with the requirements of Division 7 of this bylaw.

8.3.10 Landscaping and Screening

In addition to the Landscape Requirements identified in Part 14 of this bylaw, the following landscape requirements shall be met:

- (1) A landscaped screen, *fence* or a combination thereof of not less than 3.0 m in *height* and width shall be provided and maintained to the satisfaction of the *City* on all property lines adjoining all other adjoining properties.
- (2) Where a *lot* adjoins 17th *Street*, 29th *Street*, Cliffe Avenue, Cumberland Road, Island Highway, Lerwick Road or Ryan Road a landscaped area of at least 7.5 m in width extending along the entire frontage of the property shall be provided inside the property line. Where a *lot* in this zone adjoins any other *street*, a landscaped area of at least 4.5 m in width extending along the entire frontage of the property on the *street* shall be provided inside the property line.