

SECTION 12 - SINGLE-DETACHED DWELLING THIRD DENSITY DISTRICT R3

The following provisions shall apply in all SINGLE-DETACHED DWELLING THIRD DENSITY DISTRICTS R3:-

No person shall hereafter use any building, structure or land nor erect any building or structure except in accordance with the following provisions:

12.1 USES PERMITTED

12.1.1 Residential:

Single-detached dwelling

12.2 AREA REQUIREMENTS

12.2.1 Lot Frontage:

Minimum - 12.0 metres

12.2.2 Lot Area:

Minimum - 353 square metres

12.2.3 Yard Requirements:

Front yard - minimum 6.0 metres
Rear yard - minimum 7.5 metres
Side yard - minimum 1.2 metres

12.2.4 Ground Floor Area:

Minimum - 50 square metres

12.2.5 Total Floor Area:

Minimum - 65 square metres

12.2.6 Lot Coverage:

Maximum - 40 percent