

SECTION 10 - MULTIPLE DWELLING- FIRST DENSITY ZONE - RM1

The following provisions shall apply in all MULTIPLE *DWELLING*- FIRST DENSITY ZONES RM1:

No *PERSON* shall *HEREAFTER USE* any *BUILDING, STRUCTURE* or land nor *ERECT* any *BUILDING* or *STRUCTURE* except in accordance with the following provisions:

10.1 USES PERMITTED

10.1.1 Residential:

SINGLE- DETACHED DWELLING

SEMI-DETACHED DWELLING

DUPLEX

GROUP HOME (By-law 7670)

BED & BREAKFAST (By-law 2003-137)

10.2 SINGLE-DETACHED DWELLING AND GROUP HOME (By-law 7670)

10.2.1 LOT FRONTAGE:

Minimum - 18 metres

10.2.2 LOT AREA:

Minimum - 665 square metres

10.2.3 YARD Requirements:

FRONT YARD - minimum 6.0 metres

REAR YARD - minimum 7.5 metres

SIDE YARD - minimum 1.5 metres

10.2.4 GROUND FLOOR AREA:

Minimum - 69 square metres

10.2.5 GROSS FLOOR AREA:

Minimum - 83 square metres

10.2.6 LOT COVERAGE:

Maximum - 35 percent

10.3 SEMI-DETACHED DWELLING OR DUPLEX (By-law 9196)

	Regulations for a <u>SEMI-DETACHED DWELLING</u> or a <u>DUPLEX</u>	Regulations for each <u>DWELLING UNIT</u> of a <u>SEMI-DETACHED DWELLING</u>
10.3.1	<i>LOT FRONTAGE:</i>	
	Minimum 18 metres	Minimum 9 metres
10.3.2	<i>LOT AREA:</i>	
	Minimum 694 square metres	Minimum 347 square metres
10.3.3	<i>YARD Requirements:</i>	
	Regulations for a <u>SEMI-DETACHED DWELLING</u>	Regulations for each <u>DWELLING UNIT</u> of a <u>SEMI-DETACHED DWELLING</u>
	<i>FRONT YARD:</i>	
	Minimum 6 metres	Minimum 6 metres
	<i>REAR YARD:</i>	
	Minimum 7.5 metres	Minimum 7.5 metres
	<i>SIDE YARD:</i>	
	Minimum 1.5 metres	Minimum Exterior - Minimum 1.5 metres Common Wall - 0 metres
	Regulations for a <u>DUPLEX</u>	
	<i>FRONT YARD:</i>	
	Minimum 6 metres	
	<i>REAR YARD:</i>	
	Minimum 7.5 metres	
	<i>SIDE YARD:</i>	
	Minimum one side 1.8 metres Minimum other side 2.4 metres	
10.3.4	<i>GROUND FLOOR AREA per DWELLING UNIT:</i>	
	Minimum for <i>SEMI-DETACHED DWELLING</i> - 65 square metres	
10.3.5	<i>GROSS FLOOR AREA per DWELLING UNIT:</i>	

Minimum - 78 square metres

10.3.6 LOT COVERAGE:

Maximum - 40 percent (**By-law 2972**)

10.4 EXEMPTIONS

Parcel 1

- (a) Notwithstanding the provisions of Section 10, the following lands may be used for the purposes of an office and the storage of non-hazardous materials,

"non-hazardous materials" include the storage of goods, materials and equipment which would not create hazard, danger or be obnoxious to the general public;

"hazardous materials" include the storage of goods, materials and equipment which may be dangerous because they are highly volatile, explosive, corrosive, poisonous or emit harmful radiation;

"obnoxious materials" include the storage of goods, materials and equipment which may be obnoxious due to associated odour or air borne particles; such as, dust or powder or other offensive quality."

Part of *LOT 23* on the east side of Franklin Street according to Plan 9661 for the City of Welland, registered in the Land Registry Office for the Registry Division of Niagara South, now known as Plan 560;

COMMENCING at the north-east corner of said *LOT* on the south side of Mill Street;

THENCE southerly along the easterly boundary of said *LOT*, 20.117 metres more or less to the south-east corner of said *LOT*;

THENCE westerly along the southerly boundary of said *LOT*, 10.668 metres to a point;

THENCE northerly parallel with the easterly limit of said *LOT*, 20.117 metres more or less to a point in the northerly boundary of the said *LOT*;

THENCE easterly 10.668 metres to the place of beginning.

- (b) Notwithstanding the provisions of Section 10, the lands described in Section 10.4 (a) which may be used for the purposes of an office and the storage of non-hazardous materials shall have the following *YARD* exemptions:

	<u>REQUIRED</u>	<u>EXEMPTED TO</u>
Minimum <i>FRONTAGE</i> :	18 metres	10.5 metres
Minimum <i>LOT AREA</i> :	665 square metres	210.0 square metres
Minimum <i>REAR YARD</i> :	7.5 metres	4.5 metres

Minimum <i>SIDE YARD</i> :	1.8 metres (1 1/2 storey)	0.2 metres east side
	2.4 metres (1 1/2 storey)	1.28 metres west side
	3.0 metres (2 storey)	
Maximum <i>LOT COVERAGE</i> :	35 percent	38 percent
Minimum <i>GROSS FLOOR AREA</i> :	83 square metres	77 square metres
Parking:		maximum 1 off- <i>STREET PARKING SPACE</i> , located in the <i>FRONT YARD</i> (By-law 8172)

(55 MILL STREET)

10.4.1 RM1-X1 ZONE (By-law 2005-129)

1. That Lot 98, Plan M-62 known municipally as 377 Fitch Street and shown on Schedule "A" attached to By-law 2005-129 as "Change to RM1-X1 ZONE" is hereby rezoned RM1-X1 ZONE;
2. That the permitted uses in the RM1-X1 ZONE be those permitted in the RM1 Zone save and except that up to seven (7) residents will be permitted in a *GROUP HOME*;
3. The provisions of the RM1-X1 ZONE shall be those provided for in the RM1 ZONE.

(377 FITCH STREET)

10.4.2 RM1-X2 ZONE (By-law 2010-154)

1. That Lot 14, Plan 560 and shown on Schedule "A" attached to By-law 2010-154 as "Change to RM1-X2 ZONE" is hereby rezoned RM1-X2 ZONE.
2. That the *USES* permitted in the RM1-X2 ZONE shall be those permitted in the RM1 ZONE and a *TRIPLEX*.
3. The provisions of the RM1-X2 ZONE shall be those provided for in the RM1 ZONE save and except as follows:

Minimum <i>LOT AREA</i>	605 square metres
<i>FRONT YARD</i>	3.5 metres for <i>EXISTING</i>

BUILDING only

4. Notwithstanding Section 5.3 (c) – *ACCESSORY BUILDING/STRUCTURE* Location of Zoning By-law 2667, as amended, the *EXISTING ACCESSORY BUILDING* may be located 0.8 metres from the *SIDE LOT LINE*.
5. Notwithstanding Section 5.7 – Encroachments of Zoning By-law 2667, as amended, the *EXISTING* uncovered steps are permitted to project into the required *FRONT YARD* for the *EXISTING BUILDING*.

(26 ALBINA STREET)