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| Section 6.4.80.6 | (580.59) |
| RESIDENTIAL 16 | R16 |
| Permitted Uses and Minimum Site Area | |
| Permitted Use | Required Site Area |
| a) Home Occupation Use | n/a |
| b) Residential Use | |
| - single family dwelling unit | 700m ² |
| - per townhouse unit | 325m ² |
| - per apartment unit | 200m ² |
| Maximum Number and Size of Buildings and Structures | |
| Accessory buildings | - combined floor area of 75 m ² |
| Height | |
| - Principal building | |
| - Interior heated space | 7.3 m |
| - Ridge of gable, hip or gambrel sloped roof | 9.0 m |
| - Mansard roof | |
| - deck line | 8.0 m |
| - top of roof | 9.0 m |
| - Flat roof | 8.0 m |
| - Accessory building | 4.5 m |
| Parcel coverage | 40% |
| Minimum Setback Requirements | |
| Front lot line | |
| - Principal Building | |
| - Vehicle access from abutting front highway | 8.0 m |
| - No vehicle access from abutting front highway | 5.5 m |
| - Garage and Carport | 8.0 m |
| Rear lot line | |
| - Principal building | |
| -Part not more than 4.5m in height | 3.0 m |
| -Part more than 4.5m in height | 6.0 m |
| - Accessory building | |
| -Floor area more than 10 m ² or over 3 m in height and | |
| - Rear lot line abuts lane | 2.5 m |
| - Rear lot does not abut lane | 1.5 m |
| -Floor area no more than 10 m ² and over 3 m in height | 0 m |
| Exterior side lot line | 4.5 m |
| Interior side lot line | |
| -Principal building | 1.5 m |
| -Accessory buildings | |
| -Floor area more than 10 m ² or over 3 m in height | 1.5 m |
| -Floor area no more than 10 m ² and no more than 3m in height | 0 m |
| -Interior side lot line adjacent to a lane | 3.0 m |

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Provided

that the aggregate total of the minimum distances from each interior side lot line to the principal building shall not be less than 4.5 meters.

Except:

where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3 of this Part shall apply.