

(302) – Within the lands zoned RES-3 and RES-4 and shown as affected by this provision on Zoning Grid Schedules 23 and 24 of Appendix A, the following shall apply for *single detached dwelling* and *semi-detached dwelling*:

- a) for *single detached dwelling*, the minimum *corner lot width* shall be 11 metres.
- b) for *semi-detached dwelling*, the minimum *corner lot width* shall be 17.5 metres for each *dwelling*, and 10 metres for each *corner dwelling unit*;
- c) the minimum *front yard setback* shall be 4 metres, and no part of any *building* used to accommodate off-street parking shall be located closer than 6 metres from the *front lot line*;
- d) the minimum *interior side yard setback* shall be 0.6 metres of one side, and 1.2 metres on the other;
- e) the minimum *exterior side yard setback* shall be 4 metres;
- f) the minimum *rear yard setback* shall be 7 metres;
- g) the maximum *building height* shall be 12.5 metres;
- h) encroachments shall be permitted for stairs and access ramps, provided the minimum *setback* to the encroachment is 2.5 metres from a *street line*; and,
- i) porches are included in *lot coverage*.