

Town of Aurora
Zoning By-law #6000-17

SECTION 7 RESIDENTIAL (R) ZONES

7.1

7.1.1 Residential Permitted Uses

The following uses shall apply to Residential (R) Zones.

Residential Zones Permitted Uses	ER Estate Residential	R1 Detached First Density Residential	R2 Detached Second Density Residential	R3 Detached Third Density Residential	R4 Detached Fourth Density Residential
Dwelling, Detached	X	X	X	X	X
Dwelling, Semi- Detached or Duplex					
Dwelling, Second Suite	X ₍₄₎	X ₍₄₎	X ₍₄₎	X ₍₄₎	X ₍₄₎
Home Occupation	X ₍₁₎	X ₍₁₎	X ₍₁₎	X ₍₁₎	X ₍₁₎
Dwelling Double Duplex or Triplex					
Dwelling, Converted					
Dwelling, Link					
Dwelling, Quadruplex					
Dwelling, Townhouse					
Back-to-back Townhouse,					
Stacked Townhouse					

- (1) Subject to Section 4.6 of this By-law
- (2) Subject to R3 Zone Requirements of this By-law
- (3) Subject to R6 Zone Requirements of this By-law
- (4) A maximum of one (1) second suite dwelling unit shall be permitted per *Lot* and shall be in accordance with Section 7.5.4 of this By-law.
- (5) Shall be in accordance with Section 7.5.5 of this By-law.
- (6) Shall only be permitted in a *Link Dwelling*
- (7) Shall only be permitted in a *Detached Dwelling* or *Semi-Detached Dwelling*

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Continued Residential Permitted Uses

Residential Zones Permitted Uses	R5 Detached Fifth Density Residential	R6 Semi-Detached and Duplex Dwelling Residential	R7 Special Mixed Density Residential	R8 Townhouse Dwelling Residential
<i>Dwelling, Detached</i>	X		X ₍₂₎	
<i>Dwelling, Semi- Detached or Duplex</i>		X	X ₍₃₎	
<i>Dwelling, Second Suite</i>	X ₍₄₎	X ₍₄₎₍₇₎	X ₍₄₎₍₇₎	X ₍₄₎₍₆₎
<i>Home Occupation</i>	X ₍₁₎	X ₍₁₎	X ₍₁₎	X ₍₁₎
<i>Dwelling Double Duplex or Triplex</i>			X	
<i>Dwelling, Converted</i>			X ₍₅₎	
<i>Dwelling, Link</i>		X ₍₂₎		X ₍₂₎
<i>Dwelling, Quadruplex</i>				X ₍₂₎
<i>Dwelling, Townhouse</i>				X
<i>Back-to-back Townhouse,</i>				X
<i>Stacked Townhouse</i>				X

- (1) Subject to Section 4.6 of this By-law
- (2) Subject to R3 Zone Requirements of this By-law
- (3) Subject to R6 Zone Requirements of this By-law
- (4) A maximum of one (1) second suite dwelling unit shall be permitted per *Lot* and shall be in accordance with Section 7.5.4 of this By-law.
- (5) Shall be in accordance with Section 7.5.5 of this By-law.
- (6) Shall only be permitted in a *Link Dwelling*
- (7) Shall only be permitted in a *Detached Dwelling* or *Semi-Detached Dwelling*

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7.2 *Residential Zone Requirements*

Residential Zones Minimum Requirements	ER Estate Residential	R1 Detached First Density Residential	R2 Detached Second Density Residential	R3 Detached Third Density Residential	R4 Detached Fourth Density Residential	R5 Detached Fifth Density Residential
<i>Lot Area</i>	8,000 m ² (10)	2,000 m ² (10)	2,000 m ² (10)	460 m ² (10)	370 m ² (10)	250 m ² (10)
<i>Lot Frontage</i>	45 m	30 m	20 m	15 m	11 m	9 m
<i>Front Yard</i>	15 m	9 m	9 m	6 m	3 m ⁽¹⁾ 5.5 m ⁽²⁾	3.5 m ⁽¹⁾ 5.5 m ⁽²⁾
<i>Rear Yard</i>	22 m	9 m	9 m	7.5 m	7.5 m	7.5 m
<i>Interior Side Yard</i>	9 m ⁽⁴⁾ 4.5 m ⁽⁵⁾	4.5 m	3 m	1.2 m ⁽⁶⁾ 1.5 m ⁽⁷⁾	1.2 m ⁽⁴⁾ 0.6 m ⁽⁵⁾	1.2 m ⁽⁴⁾ 0.6 m ⁽⁵⁾
<i>Exterior Side Yard</i>	15 m	9 m	9 m	6 m	3 m ⁽¹⁾ 5 m ⁽³⁾	3 m ⁽¹⁾ 5 m ⁽³⁾
<i>Lot Coverage (maximum)</i>	15 %	35 %	35 %	35 %	50 %	50 %
<i>Height (maximum)</i>	10 m	10 m	10 m	10 m	11 m	11 m
<i>Interior Garage Length</i>	N/A	N/A	N/A	N/A	6 m	6 m
<i>Interior Garage Width</i>	N/A	N/A	N/A	N/A	2.9 m	2.9 m

- (1) To the *Main Building*
- (2) To the Garage
- (3) To the Garage accessed over an Exterior Side lot line
- (4) One Side
- (5) Other Side
- (6) Interior Side Yards for One Storey buildings
- (7) Interior Side Yards for buildings greater than one storey
- (8) Along a Common *Lot Line*
- (9) In no case shall the garage extend beyond the front wall of the main building or porch face.
On a corner lot, in no case shall the garage extend beyond the face of the main building or porch face into the front yard or exterior side yard.
- (10) For lands containing a Multi-Unit Development that fronts onto a private road, the following provisions shall apply:
 - A minimum width of 6.0 metres for a Private Road
 - A minimum setback of 1.8 metres for any wall of a residential use building to a Private Road
 - A minimum setback of 5.3 metres for any garage or carport entrance from a Private Road
 - A minimum distance separation of 1.2 metres between buildings

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Continued Residential Zone Requirements

Residential Minimum Zone Requirements	R6 Semi Detached and Duplex Dwelling Residential	R7 Special Mixed Density Residential				R8 Townhouse Dwelling Residential
Dwelling Unit	<i>Semi-Detached & Duplex</i>	Single Detached	<i>Semi-Detached & Duplex</i>	<i>Triplex</i>	<i>Double Duplex</i>	Townhouse
Lot Area	650 m ² ₍₁₀₎	460 m ²	650 m ²	835 m ²	1,110m ²	180 m ² ₍₁₀₎
Lot Frontage	20 m	15 m	20 m	21 m	22 m	30 m (6 m per unit)
Front Yard	6 m	6 m	6 m	6 m	6 m	7.5 m ₍₉₎
Rear Yard	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m
Interior Side Yard	1.2 m ₍₆₎ 1.5 m ₍₇₎ 0.0 m ₍₈₎	1.2 m ₍₆₎ 1.5 m ₍₇₎	1.2 m ₍₆₎ 1.5 m ₍₇₎	2.5 m	2.5 m	0.0 m ₍₈₎ 1.5 m (for end units)
Exterior Side Yard	6 m	6 m	6 m	6 m	6 m	6 m
Lot Coverage (maximum)	35 %	35 %	35 %	35 %	35 %	50%
Height (maximum)	10 m	10 m	10 m	10 m	10 m	10 m
Interior Garage Length	N/A	N/A	N/A	N/A	N/A	N/A
Interior Garage Width	N/A	N/A	N/A	N/A	N/A	N/A

- (1) To the *Main Building*
- (2) To the Garage
- (3) To the Garage accessed over an Exterior Side lot line
- (4) One Side
- (5) Other Side
- (6) Interior Side Yards for One Storey buildings
- (7) Interior Side Yards for Two Storey buildings
- (8) Along a Common Lot Line
- (9) In no case shall the garage extend beyond the front wall of the main building or porch face.
On a corner lot, in no case shall the garage extend beyond the face of the main building or porch face into the front yard or exterior side yard.
- (10) For lands containing a Multi-Unit Development that fronts onto a private road, the following provisions shall apply:
 - A minimum width of 6.0 metres for a Private Road
 - A minimum setback of 1.8 metres for any wall of a residential use building to a Private Road
 - A minimum setback of 5.3 metres for any garage or carport entrance from a Private Road
 - A minimum distance separation of 1.2 metres between buildings

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7.3 Apartment Residential Permitted Uses

The following uses shall apply to Apartment Residential (RA) Zones.

Apartment Residential Permitted Uses	RA1 First Density Apartment Residential	RA2 Second Density Apartment Residential
No more than One <i>Apartment Building</i> per <i>Lot</i>	X	X

7.4 Apartment Residential Zone Requirements

Apartment Residential Minimum Zone Requirements	RA1 First Density Apartment Residential	RA2 Second Density Apartment Residential
<i>Lot Area</i>	130 m ² ⁽¹⁾	95 m ² ⁽¹⁾
<i>Lot Frontage</i>	30 m	30 m
<i>Front Yard</i>	½ the height of the <i>Main Building</i> and in no case less than 9 m from the <i>Street Line</i>	½ the height of the <i>Main Building</i> and in no case less than 9 m from the <i>Street Line</i>
<i>Rear Yard</i>	9 m	9 m
<i>Interior Side Yard</i>	½ the height of the <i>Main Building</i> and in no case less than 6 m	½ the height of the <i>Main Building</i> and in no case less than 6 m
<i>Exterior Side Yard</i>	½ the height of the <i>Main Building</i> and in no case less than 9 m	½ the height of the <i>Main Building</i> and in no case less than 9 m
<i>Lot Coverage (maximum)</i>	35 %	35 %
<i>Building Height (maximum)</i>	18.5 m	26 m

(1) Per dwelling unit

7.5 RESIDENTIAL PROVISIONS

7.5.1 Attached Garage or Carport. Side Yard:

The following provisions shall apply in any Residential Zone, where a private garage or carport having no habitable rooms above, is attached to a *detached dwelling*, a *semi-detached dwelling*, a *duplex dwelling* or a *triplex dwelling*.

7.5.1.1 On the side where the garage or carport is located, the minimum *Interior Side Yard* between the wall of the garage or carport and the minimum setback shall be 1 metre, and on the other side, the minimum side yard shall be the required side yard setback of the applicable Zone for the particular use.

7.5.1.2 In the case where a Zone has less than a 1 metre *Side Yard* requirement, the garage or carport shall be situated in accordance with the prescribed *Side Yard* of that Zone.

7.5.1.3 In the case of the Estate Residential Zone, the garage or carport shall be situated in accordance with the prescribed *Side Yard* requirements of that Zone.

7.5.2 Amenity Area:

7.5.2.1 Any Townhouse Residential Zone, shall provide a minimum *Amenity Area* of Eighteen (18) square metres per *dwelling unit*.

7.5.2.2 Any Apartment Residential Zone, Commercial Zone or Promenade Zone, which contains *Apartment Dwelling Units*, or any *Multi-Unit Development* shall provide a minimum *Amenity Area* of Eighteen (18) square metres per *dwelling unit*, provided a minimum of 50% of the required *Amenity Area* is provided as interior amenity space.

7.5.2.3 All *Amenity Areas* shall not include any minimum required *landscaping area* or strip.

7.5.3 Dwelling Adjacent to an Employment Zone:

Notwithstanding any other provisions of this By-law where a Residential Zone is adjacent to an Employment Zone, the minimum required yard abutting the Employment Zone shall be 20 metres.

7.5.4 Second Suite Dwelling:

The following provisions shall apply to *second suite dwelling units*:

7.5.4.1 Where three (3) or more link house dwelling units are joined, a second suite dwelling unit shall be permitted, provided that the link house dwelling unit is joined only below grade.

7.5.4.2 In a building containing a second suite dwelling unit, the minimum area for each dwelling unit shall be 35.0 square metres.

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- 7.5.4.3** Notwithstanding any provision to the contrary, not more than one entrance is permitted into the front yard, including below grade walkouts.
- 7.5.4.4** Notwithstanding the provisions of Servicing By-law No. 5362-14 as amended, *second suite dwelling units* do not require servicing allocation from *Council*.
- 7.5.4.5** *Second suite dwelling units* are not permitted in the "C-ORM", "NL-ORM", "NC-ORM" and "EP-ORM" Zones in accordance with the Oak Ridges Moraine Conservation Plan, Amendment No. 48 to the Town of Aurora Official Plan and this By-law.

Second suite dwelling units are not permitted in the "Oak Ridges Moraine Settlement Area" where a *Zone* symbol is followed by the letters "ORM", without an amendment to, or relief from this By-law, in accordance with Amendment No. 48 to the Town of Aurora Official Plan and this By-law.

7.5.5 Converted Dwellings:

A *Converted Dwelling* shall only be permitted within an existing *detached dwelling* in the Special Mixed Density Residential (R7) Zone in accordance with the following requirements:

- 7.5.5.1** The *detached dwelling* was in existence prior to June 15, 1980.
- 7.5.5.2** The dwelling is in compliance with the requirements of Section 7.2 of this by-law .
- 7.5.5.3** That such dwelling has as of June 15, 1980, a minimum gross floor area of not less than three hundred (300) square metres.
- 7.5.5.4** For greater clarity, additions may be permitted to the existing building, however such addition shall not create an additional dwelling unit.

7.5.6 Maximum Number of Attached Dwelling Units:

- 7.5.6.1** A maximum of eight (8) units of *townhouse* or link housing may be attached in a continuous row in any row development.
- 7.5.6.2** A maximum of sixteen (16) units of *maisonettes* may be attached in any row development.

7.5.7 Multi-Unit Development:

Development within a *Multi-Unit Development* shall comply with all Zoning Requirements of this By-law related to *Lots*, except for frontage onto a *public road* where a *Multi-Unit Development* may front on either a *public road* or *private road*.

7.5.8 Oak Ridges Moraine

Where a *lot* is zoned Estate Residential Oak Ridges Moraine (ER- ORM) or Estate Residential Oak Ridges Moraine Exception Zone, the *Lot Area* and the *Lot Frontage* shall be the Estate Residential (ER) *Lot Area* and *Lot Frontage* in Section 7.2 of this By-law. Where a *lot* is zoned Estate Residential Oak Ridges Moraine Exception Zone, any applicable *Lot Area* and *Lot Frontage* in the exception zone shall apply. All other provisions of By-law 4469-03 shall apply. In the event of a conflict, By-