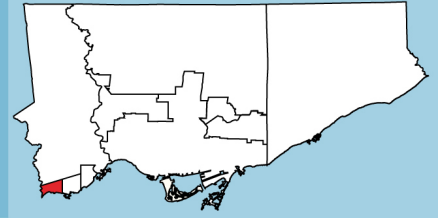


Longbranch, Etobicoke Zoning Code Division C

Zoning Information



This information sheet lists the general requirements for each residential zone and has been prepared for convenience purposes only. For complete information, refer to Etobicoke Zoning Code, as amended.

Information for:

Address: _____ Zone: _____

Single Family Dwellings (Requirements listed below are for most interior lots)

Requirements	Zoning Designation			
	RS	RM1	RM2	RMA
Single Family Detached Dwelling	Permitted	Permitted	Permitted	Permitted
Min. lot area	371m ²	371m ²	371m ²	371m ²
Min. lot frontage	12.0m	12.0m	12.0m	12.0m
Min. ground floor area				
one storey dwelling (excluding garage)	83m ²	83m ²	83m ²	83m ²
one and one-half storey dwelling (excluding garage)	69m ²	69m ²	69m ²	69m ²
two or more storey dwelling (excluding garage)	46m ²	46m ²	46m ²	46m ²
Max. floor space index	0.35	0.35	0.35	0.35
Front yard setback	6.0 m from front property line to the front of main building but where there is an established building line the existing building line shall govern.			
Side yard setbacks	0.9m	0.9m	0.9m	0.9m
Rear yard set back	7.5 m or 0.6 x the lesser height or the width of the building, which ever is greater			
Max. height	9.5m to the highest point on the roof			

Semi-Detached Dwelling	Not permitted	Permitted	Permitted	Permitted
Min lot area per unit	-	325m ²	325m ²	325m ²
Min lot width per unit	-	10.5m	10.5m	10.5m
Min floor area	-	69m ²	69m ²	69m ²
Max. floor space index	-	0.6	0.6	0.6
Front yard setback	-	6.0m from front property line to the front of main building but where there is an established building line the existing building line shall govern.		
Side yard setbacks	-	0.9	0.9	0.9
Rear yard set back	-	7.5m	7.5m	7.5m
	-	11m	11m	11m

Accessory Buildings and Structures (Garages / Carports / Sheds / Pools)

Max. coverage	No individual structure is permitted to exceed 2% coverage of the lot area except that a private garage, carport or swimming pool (inc. a pool enclosure) may cover up to 10% of the lot area. 12% of the lot area for all accessory buildings and structures. 35% of the rear lot area for all accessory buildings and structures <i>Note: swimming pools not more than 0.3m above the average natural ground level shall not be included in this calculation</i>
Min. floor area for a private garage and carport	Minimum 18m ² of floor space - For Parking Space Size Requirements, refer to By-law # 497-2007
Min. distance to main building	Any accessory structure in the rear yard is required to be maintained a minimum of 1.0m from main building.
Side yard setback	All accessory buildings in the side yard require a side yard setback of not less than the minimum required for the main building.
Side yard setback for a garage on a corner lot.	6.0m from flanking street to garage door or wall that contains the garage door.
Rear yard and side yard setbacks	0.4m from the property line. Overhang projections (i.e. soffits and eavestroughs) are required to be 0.15m from property lines.
Max. height	3.7m to a point halfway up the surface of a pitched roof and 2.5m to the top of the walls or supporting posts. Flat roofs not to exceed 2.5m in height.
Corner lots	Any garage or carport is required to be attached to the dwelling.

Notes:

(1) Under size lots are defined as lots having a frontage of less than 7.5m. For details on requirements for undersize lots see 330-20 in the Etobicoke Code.

[See reverse for additional information](#)

Definitions

Established building line	The average depth of front yard of the main buildings on the 2 lots flanking the lot in question.
Floor Space Index	The ratio of the total gross floor area of the building to the lot area.
Gross floor area	The total area of all floors in a building between the outside faces of the exterior walls, except for storage rooms where the floor area level is at least 0.6m below grade, or parking areas for motor vehicles and mechanical rooms. Laundry and recreation rooms located in cellars shall be excluded. Note: a floor area having a ceiling height greater than 4.6m shall be doubled for the purpose of GFA calculations.
Ground Floor Area	The total area of a building at grade between the outside faces of the exterior walls, excluding, in the case of a dwelling, a private garage, porch or veranda.
Height of Building	The distance measured from the average natural, unaltered grade at the intersection of the side yard lot lines and the min. front yard setback to highest point of the roof or soffit of the eaves.
Private Garage	An accessory building, either detached or part of a dwelling, to park private motor vehicles and store private household equipment.

Permitted Encroachments

Font yard setback	1.6m for open terrace, open and/or roofed porchway or veranda having columns that do not exceed 33cm in width or depth and walls, guardrails or balustrades that do not exceed 107cm in height
	Uncovered steps to grade
	0.5m for a chimney-breast
Rear yard setbacks	1.6m for open terrace, open and/or roofed porchway or veranda having columns that do not exceed 33cm in width or depth and walls, guardrails or balustrades that do not exceed 107cm in height
Side yard setbacks	0.4m for a chimney-breast, steps, eaves or other projections from the main side wall of a building
Side yard setbacks for corner lots	1.6m for open terrace, open and/or roofed porchway or veranda having columns that do not exceed 33cm in width or depth and walls, guardrails or balustrades that do not exceed 107cm in height