

Mimico, Etobicoke Zoning Code Division D

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

Requirements	Zoning Designation											
	R1A		R1		R2A		R2		R3		R4	
Single Family Detached Dwelling	Permitted		Permitted		Permitted		Permitted		Permitted		Permitted	
Min. lot area	325m ²		185m ²	325m ²	185m ²	325m ²	185m ²	325m ²	185m ²	325m ²	185m ²	325m ²
Min. lot frontage	10.5m		7.5m	10.5m	7.5m	10.5m	7.5m	10.5m	7.5m	10.5m	7.5m	10.5m
Floor space index	0.4		0.4	0.4	0.4	0.6	0.4	0.6	0.4	1.0	0.4	1.5
	The regulation listed in the shaded cells above shall apply to existing lots only											
Front yard setback	6.0 m from front property line to the nearest main wall of the main building on the lot and in the case of an addition to the front of the house the Established Front Yard.											
Side yard setback	0.9m		0.9m		0.9m		0.9m		0.9m		0.9m	
Rear yard setback	7.5 m or 0.6 x the lesser height or the width of the building, whichever is greater											
Max. height	9.5m to the highest point on the roof											
Landscape open space	25%		25%		25%		25%		25%		25%	

Semi-Detached Dwelling	Not permitted	Not permitted	Not permitted	Permitted	Permitted	Permitted
Min. lot area	-	-	-	278.5m ²	278.5m ²	278.5m ²
Min. lot frontage	-	-	-	9.0m	9.0m	9.0m
Floor space index	-	-	-	0.6	1.0	1.5
Front yard setback	-	-	-	6.0 m from front property line to the nearest main wall of the main building on the lot and in the case of an addition to the front of the house the Established Front Yard.		
Side yard setback	-	-	-	0.9m	0.9m	0.9m
Rear yard setback	-	-	-	7.5 m or 0.6 x the lesser height or the width of the building, whichever is greater		
Max. height	-	-	-	n/a	n/a	n/a
Landscape open space	-	-	-	25%	25%	25%

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

Max. coverage	No individual structure is permitted to exceed 2% of the lot area except a private garage, carport or swimming pool (including a pool enclosure) 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, swimming pools not more than 0.3m above the average natural ground level shall not be included.
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 setbacks for a garage on a corner lot	6.0m from flanking street to garage door or wall that contains the garage door.
Side yard	All accessory buildings in the side yard require a side yard setback of not less than the minimum required for the main building.
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 the point halfway up the surface of a pitched roof and 2.5m to the top of the supporting walls or posts. Flat roofs not to exceed 2.5m in height.
Corner lots	Any garage or carport is required to be attached to the dwelling.

[See reverse for additional information](#)

Definitions

Established Front Yard	The average setback of the existing abutting buildings fronting on the same street frontage, measured from the main wall at the closest point. When there is a proposed addition which would project beyond the main front wall of an existing building, then the minimum distance from the front lot line to the front wall of the addition shall be the established front yard depth. By-law 1982-255
Floor Space Index	The ratio of the gross floor area 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.
Height	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.
Landscape open space	A yard or court on a lot, which is suitable for landscaping. It shall include any part of the lot occupied by accessory recreation buildings, surfaced walks, patios or similar areas, sports or recreational areas and ornamental or swimming pools, but shall exclude driveways, ramps or motor vehicle parking areas.

Permitted Encroachments

Front yard	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 0.4m for a chimney-breast
Rear yard	1.6 m for uncovered terrace, porch or veranda, chimney breast or steps 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	0.4m for a chimney-breast, steps, eaves or other projections from the main side wall of a building
Side yard 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
