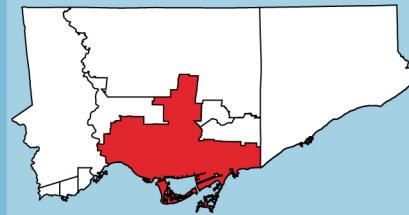


Toronto Zoning Bylaw 438-86

Zoning Information



This information sheet lists the general requirements for each residential zone and is for convenience purposes only. For complete information, refer to Former City of Toronto Zoning By-law 483-386 as amended.

Information for:

Address:	Zone:
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Permitted Use(s)

Type of Building	Zone							
	R1	R1S	R2	R3	R4	R4A	CR	MCR
Detached House	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Semi-detached house		Yes	Yes	Yes	Yes	Yes	Yes	Yes
Duplex		Yes	Yes	Yes	Yes	Yes	Yes	Yes
Triplex			Yes	Yes	Yes	Yes	Yes	Yes
Row house			Yes	Yes	Yes	Yes	Yes	Yes
Rowplex				Yes	Yes	Yes	Yes	Yes

Requirements

Detached House	R1	R1S	R2	R3	R4	R4A	CR	MCR
Max. Gross Floor Area (Residential)	0.35 to 2.5 times lot area is the permitted density in Residential Districts. The permitted density is indicated by the number following the 'Z' symbol.						See 'T', 'C' and 'R' symbol for density	
Front Yard Setback	Avg. of front yard setbacks of two adjacent neighbours (less than or equal to 6.0m)						0.0m	0.0m
Side Setback								
<i>where the side wall has no doors or windows</i>	0.9m	0.9m	0.45m	0.45m	0.45m	0.45m	0.0m	0.0m
<i>where the side wall has doors or windows</i>	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	See Ont. Building Code	
<i>where the dwelling length is greater than 17.0m</i>	7.5m for that portion of the dwelling greater than 17.0m in length						0.0m	0.0m
Rear Setback	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	0.0m	0.0m
Max. Depth	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Min. Landscaping	Density zone 0.35 to 1.5: 30%. Density zone 2.0 or 2.5: 35%						N/A	N/A
Min. Parking	1.0 parking space per dwelling unit - For Parking Space Sizes, refer to By-law # 494-2007							

Semi-Detached House	R1	R1S	R2	R3	R4	R4A	CR	MCR	
Max. Gross Floor Area (Residential)	0.35 to 2.5 times lot area is the permitted density in Residential Districts. The permitted density is indicated by the number following the 'Z' symbol.						See 'T', 'C' and 'R' symbol for permitted density.		
Front Yard Setback	Avg. of front yard setbacks of two adjacent neighbours (less than or equal to 6.0m)						0.0m	0.0m	
Side Setback									
<i>where the side wall has no doors or windows</i>		0.9m	0.45m	0.45m	0.45m	0.45m	0.0m	0.0m	
<i>where the side wall has doors or windows</i>		0.9m	0.9m	0.9m	0.9m	0.9m	See Ont. Building Code		
Rear Setback		7.5m	7.5m	7.5m	7.5m	7.5m	0.0m	0.0m	
Max. Depth		17m	17m	17m	17m	17m	N/A	N/A	
Min. Landscaping		Density zone 0.35 to 1.5: 30%. Density zone 2.0 or 2.5: 35%						N/A	N/A
Min. Parking		1.0 parking space per dwelling unit - For Parking Space Sizes, refer to By-law # 494-2007							

Duplex, Triplex, Row House, Rowplex	R1	R1S	R2	R3	R4	R4A	CR	MCR	
Max. Gross Floor Area (Residential)	0.35 to 2.5 times lot area is the permitted density in Residential Districts. The permitted density is indicated by the number following the 'Z' symbol.						See 'T', 'C' and 'R' symbol for permitted density.		
Front Yard Setback	Avg. of front yard setbacks of two adjacent neighbours (less than or equal to 6.0m)						0.0m	0.0m	
Side Setback		3.0m							
<i>where the side wall has no doors or windows</i>		N/A	0.45m	0.45m	0.45m	0.45m	0.0m	0.0m	
<i>where the side wall has doors or windows</i>		N/A	1.2m	1.2m	1.2m	1.2m	See Ont. Building Code		
Rear Setback		7.5m	7.5m	7.5m	7.5m	7.5m	0.0m	0.0m	
Max. Depth		14m	14m	14m	14m	14m	N/A	N/A	
Min. Landscaping		Density zone 0.35 to 1.5: 30%. Density zone 2.0 or 2.5: 35%						N/A	N/A
Min. Parking		1.0 parking space per dwelling unit - For Parking Space Sizes, refer to By-law # 494-2007							

Additional Requirements:

Height	Height restrictions vary throughout the former City of Toronto. See Appendix 'B' of the Zoning By-law
Min. lot frontage (width)	6.0m in all residential zones. Other restrictions may apply. See Appendix 'B' of the Zoning By-law
One house per lot	Only one house is permitted per lot, and no house behind another
Setback to Adjacent Buildings	For most Residential buildings: the zoning by-law requires a setback to adjacent buildings of 1.2 meters for adjacent building walls with any openings, and 0.9 meters for adjacent building walls without openings

[See Reverse for Additional Information](#)

Additional Information:

1. Additions to originally constructed Detached, Semi-Detached, Duplex and Converted Dwellings

Additions to the rear are permitted in a Z0.6 zone provided the following conditions are met:

- **Residential gross floor area may exceed 0.6 times density to a maximum of 0.69 times density;**
- Finished floor elevation may not be greater than the highest finished floor of the existing building;
- Rear yard setback of 7.5m must be maintained;
- Side walls may be no closer to the side lot lines than the existing building;
- Building depth may not exceed 17.0m;
- Additions may not exceed 10m. in height, or less depending on the specific district;
- The building was built prior to 1953 and any additions are more than 5 years old;
- Access to parking of 2.6m min (for newly constructed portions).

2. Accessory Structures - Detached Garages

All other additions to the rear in density zones other than Z0.6 must meet density, setback and height requirements of that zone.

- Max. 4m height (measured from lowest ground around garage to highest point of garage);
- Min. 1.5m from house on same lot, min. 4.5m from any residential building on adjacent lots;
- Min. 2.5m from centre line of original public lane;
- For Parking Space Size Requirements, refer to By-law # 494-2007;
- May not be located in front of principal building and used principally for parking of cars;
- Min. 2.6m required width of access to parking;
- Landscape open space provisions remain applicable (normally 0.3 X lot area).

3. Accessory Structures - Garden/Storage Sheds

- Same as Detached Garages described above except deletion of parking and access requirements and:
- Max. 9m² of floor area permitted.

4. Accessory Structures - Others (greater than 9 m² area and, ex: pool cabanas)

- Same as Garden/Storage Sheds (above) except deletion of the max. 9m² area provision and:
- Max. size limited to 5% of lot area;
- Min. 3m setbacks required from all property lines.

5. Attached platforms/decks at rear of dwellings (less than 1.2m above adjacent ground)

- Setback within the side walls of the existing building as projected;
- May not obstruct the min. access to parking (where applicable);
- Considered as landscaping when calculating Landscape Open Space (L.O.S.) requirements;
- May have a roof and or a cold storage room projecting a max. 2.5m to the rear.

6. Attached platforms/decks at rear of dwellings (more than 1.2m above adjacent ground and less than 1.2m above "grade")

- Similar to case described above except that it is not considered landscaping when calculating Landscape Open Space (L.O.S.) and;
- The platform/deck, cold storage room, and roof are limited to 2.5m max. projection.

7. Attached platforms/decks, cold storage room and roof at front of dwellings

- May project 2.5m max., be setback within the side walls of the existing building as projected;
- Max. 1.2m above grade, and considered to be landscaping when calculating Front Yard Landscape Open Space.

Definitions (explanatory notes only, refer to By-law 438-86 for complete information)

"accessory"	<i>The use, building or structure is naturally and normally incidental, exclusively devoted to the principal use, and subordinate in size.</i>
"density"	<i>The product of the lot area multiplied by the number following the Z, T, C or R symbol as shown in Appendix 'A' of the Zoning By-law for the zone in which the lot is located</i>
"depth"	<i>The distance measured from any portion of the building or structure or the minimum front lot line setback, whichever is closer to the front lot line, to that portion of the a building or structure closest to the rear lot line, but does not include a porch or verandah.</i>
"grade"	<i>The average level of the ground along the front wall of the house existing or proposed, whichever is lower.</i>
"height"	<i>Is measured from the average level of ground, along the segment of the side lot line, opposite the building-existing or proposed ground level, whichever is lower to either i) the mean level of the ridge and eaves in the case of a pitched roof, or ii) the highest part of the roof of another type of roof.</i>
"residential gross floor area"	<i>Is extensively defined and described in the zoning bylaw and reference should be made to its content. As a general rule of thumb, it includes the area of all floors (excluding the basement) measured from the exterior face of exterior walls. Some exemptions may include required parking and voids (clear storey openings) that do not exceed 10% of permitted RGFA.</i>

Important:

Additional requirements may apply, which may include, but are not limited to, Sections 4, 6, 8, 11, 12(1), 12(2) and 15 of the Zoning By-law, amendments to the Zoning By-law, site specific by-laws, Committee of Adjustment decisions, City of Toronto Municipal Code, Ontario Municipal Board orders and the Ontario Building Code.