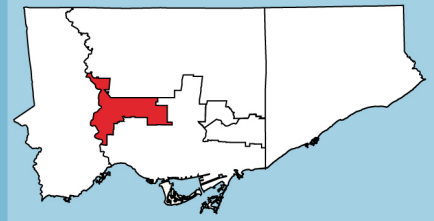


York Zoning Bylaw 1-83 and 3623-97

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 York Zoning By-law 1-83, as amended.

Information for:

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

Requirements	Zoning Designation					
	R1		R2		R3 & RM1	RM2
By-law number	1-83	3623-97	1-83	3623-97		
By-law applicable	BOTH BY-LAWS APPLY		BOTH BY-LAWS APPLY in the R2 zones shown on Map #20 (south of Dundas St W & West of Jane St)			

Single Family Detached Dwelling	Permitted	Permitted	Permitted	Permitted	Permitted	Not permitted
Min. Lot Frontage	12m	12m	9.0m	8.0m	8.0m	-
Min. front yard depth	Established ⁽¹⁾	1 m less than Established ^{(2)/(5)}	Established ⁽¹⁾	1 m less than Established ^{(2)/(5)}	1 m less than Established ^{(2)/(5)}	-
Min. rear yard depth	9.0m	9.0m	9.0m	7.5m	6.0m	-
Min. side yard depth on one side	1.2m	1.2m	1.2m	0.5m	0.5m	-
Min. side yard depth on other side	1.2 m	1.2m	1.2m	1.2m	1.2m	-
Max. floor space index	0.4	Refer to Note ⁽³⁾	0.4	0.8	1.0	-
Max. height	3 storeys 11m	3 storeys 11m	3 storeys 11m	3 storeys 11m	3 storeys 11m	-
Min. gross floor area	1 storey	75m ²	-	75m ²	-	-
	1½ storey	65m ²	-	65m ²	-	-
	2 storey	55m ²	-	55m ²	-	-
Min. lot area	370m ²	-	275m ²	-	-	-

Semi-Detached Dwelling	Not permitted	Not permitted	Permitted	Permitted	Permitted	Not permitted
Min. lot frontage	-	-	6.0m	6.0m	6.0m	-
Min. front yard depth	-	-	Established ⁽¹⁾	1 m less than Established ⁽²⁾	-	-
Min. rear yard depth	-	-	7.5m	7.5m	6.0m	-
Min. side yard depth	-	-	1.2m	1.2m	1.2m	-
Min. side yard depth for party-wall	-	-	0.0m	0.0m	0.0m	-
Max. floor space index ⁽⁴⁾	-	-	0.6	0.8	1.0	-
Max. height	-	-	Refer to Note ⁽⁴⁾	3 storeys 11m	3 storeys 11m	-
Min. lot area	-	-	185m ²	-	-	-
Min. floor area	-	-	55m ²	-	-	-

Notes:

- (1) Established Front Yard Depth – means the average setback of the main front wall of the buildings or structures from the street line on that side of the street in the block in which the building is to be erected. Where the front wall of a verandah or porch (closed in with other than glass) extends in front of a building or structure, the said front wall shall be deemed to be the main front wall of such building or structure for the purpose of this definition or the minimum building setback shall be such that the building does not project in front of a line drawn between the nearest front corners of the main wall of the nearest building on each side and if there is a building on one side only the minimum building setback shall not be less than the established building setback of that building.
- (2) The minimum front yard setback shall be equal to 1.0m less than the average existing front yard setback of the abutting residential buildings on each side of the lot. If there is an abutting residential building on one side only the minimum required front yard setback shall be equal to 1.0m less than the setback of that residential building. If there are no abutting residential buildings on either side of the lot, the minimum required front yard setback shall be 6.0m.
- (3) The maximum floor space index shall be equal to the sum of the following:
 floor space index of 0.6 for the first 370.0m² of lot area + floor space index of 0.4 for that portion of the lot area in excess of 370.0m² but less than or equal to 600.0m² + floor space index of 0.2 for that portion of the lot area in excess of 600.0m² (Section: 7.3(b))
- (4) One storey except where 50% of residential buildings on same side of street have a height of more than one storey then the maximum height is 2 storeys.
- (5) That portion of a residential building containing a private garage, or a carport, shall not be constructed closer to the front lot line than that portion of the residential building that does not contain the private garage or carport.

Accessory Buildings and Structures in the Residential Zones

		R1		R2		R3	RM1 & RM2
By-law number		1-83	3623-97	1-83	3623-97		
By-law applicable		BOTH BY-LAWS APPLY		BOTH BY-LAWS APPLY in the R2 zones shown on Map #20 (south of Dundas St W & West of Jane St)			
Max. height (Section 3.4.11)	Flat	3.1m / 1 storey	3.1m / 1 storey	3.1m / 1 storey	3.1m / 1 storey	3.1m / 1 storey	-
	Sloped	3.7m / 1 storey	3.7m / 1 storey	3.7m / 1 storey	3.7m / 1 storey	3.7m / 1 storey	-
Max. area (Section 3.4.11)		46m ²	46m ²	46m ²	46m ²	46m ²	-

Note: in any rear yard there may be erected and maintained an accessory building, and or parking station permitted in the district in which it is located. Where there is a public lane or other established right-of-way (other than a street) adjoining any rear or side lot line, a minimum setback of 1.5 m from such lot line shall be provided on each side of the said accessory building on which vehicle access doors are located.

Parking, Driveways and Garages

		R1		R2		R3	RM1 & RM2
By-law number		1-83	3623-97	1-83	3623-97		
By-law applicable		BOTH BY-LAWS APPLY		BOTH BY-LAWS APPLY in the R2 zones shown on Map #20 (south of Dundas St W & West of Jane St)			
Private garage or carport not built in front of residential building		-	In-line or behind residential building	-	In-line or behind residential building	In-line or behind residential building	-
Min. no. of parking spaces		One	One	One	One	One	-
For Parking Space Size Requirements, please consult By-law # 496-2007							
Downward sloping driveways (Section 3.4.11.)		6%	6%	6%	6%	6%	-

Definitions

Floor Space Index	The ratio of the total gross floor area of the building to the lot area.
Gross floor area	The sum of the gross horizontal areas of the several floors to a building measured from exterior faces of the exterior walls at each floor or from the center lines of walls separating two or more self-contained parts of a building (e.g. in the case of a semi-detached house) and in the case of a dwelling house, other than an apartment house, shall include any habitable portion of a basement and attic, but shall exclude space used for any service such as equipment, storage, laundry room, enclosed parking, or cellar recreation room.
Height of Building	The vertical height from finished grade of the centre of the front of the building to the highest point of the roof joists in the case of a flat roof, or the average height half way up in the case of pitched roofs. Where there is a garage under the front of the building the measurements shall be taken from grade at the main front entrance.

Porches, Verandahs, Decks and Balconies

Porches verandahs decks & balconies 3.4.7.	A minimum of 50% of the exterior wall area above floor level of each of the walls of the structure shall be open, provided that this requirement shall not apply to any portion of the side wall of the structure which is located within 1.2 m from the front or rear wall of the dwelling, and provided further that no openings shall be required in a wall separating the front porch or verandah of a semi detached house from the porch or verandah of the other half of a pair of semi-detached houses. Maximum height shall be no greater than the finished habitable floor level of the highest floor of the dwelling house The sum of the floor areas of all porches, verandahs, desks and balconies, excluding the floor area within 2.4 m of the front, side or rear walls of the dwelling house, plus the gross floor area of he dwelling house when divided by the area of the lot, shall not exceed the maximum floor space index prescribed by the zone in which the property is located.
Existing porches, verandahs, decks or balconies	Existing porches, verandahs, decks or balconies in any R zone may be enclosed or rebuilt and enclosed, provided that the area so enclosed shall become part of the gross floor area of the dwelling house and the building shall not then exceed the maximum floor space index prescribed by the zone in which the property is located.

Permitted Encroachments

Front yard setbacks	2.4 m for porches verandahs decks & balconies. Cellars which are partially above grade, or basements, may be extended under any verandah or porch that is permissible under the by-law Uncovered steps to grade. 0.6 m for sills, masonry course, a chimneys, ornaments and cornices.
Side yard setbacks	0.6 m for sills, masonry course, a chimneys, ornaments and cornices. 1.2 m for unenclosed stairways as long as they do not interfere with the use of a driveway required for access to a garage or parking space
Rear yard setbacks	2.4 m for porches verandahs decks & balconies. Cellars which are partially above grade, or basements, may be extended under any verandah or porch that is permissible under the by-law 0.6 m for sills, masonry course, a chimneys, ornaments and cornices. 1.2 m for unenclosed stairways as long as they do not interfere with the use of a driveway required for access to a garage or parking space