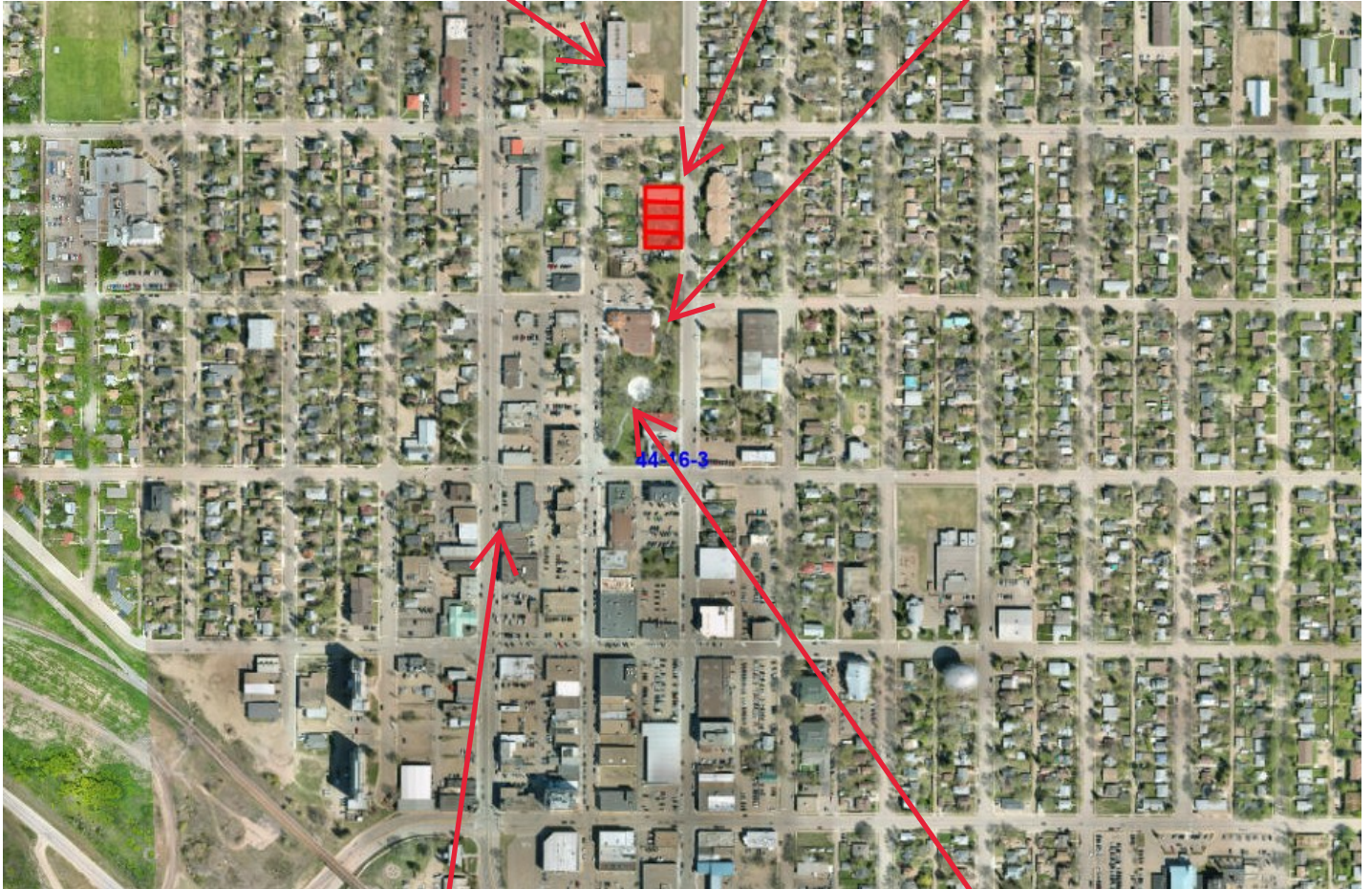




PUBLIC SCHOOL

LIBRARY

PARCELS 1 - 4



DOWNTOWN

CENTRAL PARK

6.4 R3 - MEDIUM DENSITY RESIDENTIAL DISTRICT

6.4.1 Purpose

The objective of the **R3** - Medium Density Residential District is to provide for residential development in the form of single detached, semi-detached, two-unit dwellings, multiple-unit dwellings, dwelling groups, and for other compatible uses.

6.4.2 Permitted and Discretionary Uses

Uses are listed and designated in Table 6-4.

6.4.3 Accessory Uses

- (1) Accessory buildings and uses shall be permitted subject to Section 4.8.

6.4.4 Standards and Regulations

- (1) Site and building requirements are shown in Table 6-4.
- (2) The regulations governing landscaping contained within Section 4.24 of this Bylaw shall apply to places of worship, elementary and high schools, clubs, convenience stores, community centres, ambulance stations, cultural institutions, private schools and parking lots in the **R3** - Medium Density Residential District.

6.4.5 Standards for Discretionary Uses

Council will consider discretionary use applications in the **R3** - Medium Density Residential District with respect to Section 3.10.3 General Discretionary Use Evaluation Criteria, Section 3.10.4 Use Specific Discretionary Use Evaluation Criteria, as may be applicable, and additional evaluation criteria and development standards that follows in this section:

- (1) Off street parking spaces for adult day care, day care centres, pre-school nurseries, residential care facilities - type I, schools and places of worship, shall be located in a side or rear yard and be screened if they are adjacent to a site used for residential purposes.

6.4.6 Exceptions to Development Standards

- (1) Where, on a corner site, a side yard of at least 6 metres is provided along the flanking street for a single detached dwelling, the minimum rear yard requirement is reduced to 3 metres.

Table 6-4 R3 - MEDIUM DENSITY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS for the City of North Battleford												
Principal Use	Designation	Parking Category	Subject to Sections	Development Standards								
				Minimum Site Area (m ²)	Minimum Site Width (m)	Maximum Building Height (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	Minimum Bldg Floor Area (m ²)	Maximum Site Coverage (%)	
Residential Uses												
(1) Dwelling groups	D	2	3.10.4 (4) 4.12.5	4000	no min	10.5	no min	3 ⁽⁴⁾	no min	50 / unit	60	
(2) Secondary, garden and garage suites	D	1	4.12.7	Refer to Section 4.12.7								
(3) Multiple unit dwellings (apartments) 8 units maximum	P	2	4.12.13	550	22	12	6	⁽⁵⁾ (11)	6	40 / unit	60	
(4) Multiple unit dwellings (apartments) 9 or more units	D	2	3.10.4 (5) 4.12.13	630	22	15	6	⁽⁵⁾ (11)	6	40 / unit	60	
(5) Multiple unit dwellings (townhouses) 6 units maximum	P	1	4.12.13	⁽¹³⁾	⁽¹⁴⁾	10.5	6	⁽⁵⁾ (11)	6	46 / unit	60	
(6) Multiple unit dwellings (townhouses) 7 or more units	D	1	3.10.4 (5) 4.12.13	1350	36	12	6	⁽⁵⁾ (11)	6	46 / unit	60	
(6) Semi-detached dwellings	P	1		255 ⁽²⁾	7.5	10.5	6	1.2 ⁽⁵⁾ (7)	6	46	60	
(7) Single detached dwellings	P	1		450 ⁽¹⁾	15 ⁽⁶⁾	10.5	6	1.2 ⁽⁷⁾	6	89	50	
(8) Street townhouse dwellings 6 units maximum	P	1	4.12.13	225	6	10.5	6	⁽⁵⁾ (11)	6	46 / unit	60	
(9) Street townhouse dwellings 7 or more units	D	1	3.10.4 (5) 4.12.13	225	6	10.5	6	⁽⁵⁾ (11)	6	46 / unit	60	
(10) Two unit dwellings	P	1		510 ⁽³⁾	15	10.5	6	1.2 ⁽⁵⁾ (7)	6	92	60	
Commercial Uses												
(1) Adult day care - type I	P	14	4.12.1	450 ⁽¹⁾	15 ⁽⁶⁾	10.5	6	1.2 ⁽⁷⁾	6	89	50	
(2) Adult day care - type II	D	14	4.12.1	450 ⁽¹⁾	15 ⁽⁶⁾	10.5	6	1.2 ⁽⁷⁾		89	50	
(3) Bed and breakfast homes	D	3	4.12.2	450 ⁽¹⁾	15 ⁽⁶⁾	10.5	6	1.2 ⁽⁷⁾	6	89	50	
(4) Clubs	D	4	3.10.4 (3)	450	15	no max	6	3 ⁽⁴⁾	6	no min	50	
(5) Convenience stores	D	5	3.10.4 (2)	450	15	no max	6	3 ⁽⁴⁾	6	no min	50	
(6) Daycare centres and preschools	D	16	4.12.4	450 ⁽¹⁾	15 ⁽⁶⁾	no max	6	1.2 ⁽⁷⁾	6	89	50	
(7) Home based business - type I	P	-	4.11	Same as home								
(8) Home based business - type II	D	18	4.11	Same as home								
(9) Parking lots	D	0	4.12.9	no min	no min	no max	3	3	3	no min	no max	
(10) Personal care homes - type I	P	6	4.12.3	450 ⁽¹⁾	15 ⁽⁶⁾	10.5	6	1.2 ⁽⁷⁾	6	89	50	

Table 6-4
R3 - MEDIUM DENSITY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS
for the City of North Battleford

Principal Use		Designation	Parking Category	Subject to Sections	Development Standards							
					Minimum Site Area (m ²)	Minimum Site Width (m)	Maximum Building Height (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	Minimum Bldg Floor Area (m ²)	Maximum Site Coverage (%)
(11)	Personal care homes - type II	D	6	4.12.3	450 ⁽¹⁾	15 ⁽⁶⁾	10.5	6	1.2 ⁽⁷⁾	6	89	50
(12)	Residential care facilities - type I	P	7	4.12.3	450 ⁽¹⁾	15 ⁽⁶⁾	10.5	6	1.2 ⁽⁷⁾	6	89	50
(13)	Residential care facilities - type II	D	7	4.12.3	450 ⁽¹⁾	15 ⁽⁶⁾	10.5	6	1.2 ⁽⁷⁾	6	89	50
Community Service, Municipal, Recreational, Institutional and Other Uses												
(1)	Ambulance stations	D	5	3.10.4 (8)	225	6	no max	6	3	6	no min	50
(2)	Community centres	P	4	3.10.4 (3)	450	15	no max	6	3 ⁽⁴⁾	6	no min	50
(3)	Cultural institutions	D	4	3.10.4 (3)	450	15	no max	6	3 ⁽⁴⁾	6	no min	50
(4)	Custodial care facilities	D	14	4.12.3	450 ⁽¹⁾	15 ⁽⁶⁾	no max	6	1.2 ⁽⁷⁾	6	89	50
(5)	Municipal facilities	P	0		no min	no min	no max	no min	no min	no min	no min	no max
(6)	Parks and playgrounds	P	0		no min	no min	8.5	6	6	6	no min	10
(7)	Places of worship	P	8	3.10.4 (3)	450	15	no max	6	3 ⁽⁴⁾	6	89	50
(8)	Private schools	D	21	3.10.4 (3)	no min	no min	no max	no min	3 ⁽⁴⁾	6	no min	no max
(9)	Public schools	P	19 ⁽¹¹⁾ 20 ⁽¹²⁾	3.10.4 (3)	no min	no min	no max	6	3 ⁽⁴⁾	6	no min	no max
(10)	Public works excluding offices, warehouses, storage yards, and solid and liquid waste management or disposal facilities	P	0		no min	no min	no max	no min	no min	no min	no min	no max
(11)	Major telecommunication towers	D	0	3.10.4 (23) 4.28	no min	no min	no max	no min	no min	no min	no min	no max
(12)	Minor telecommunication towers	P	0	4.28	no min	no min	14.9	no min	no min	no min	no min	no max
(13)	Community gardens	P	0		no min	no min	no max	no min	no min	no min	no min	no max
(14)	Farm stands	P	0		no min	no min	no max	no min	no min	no min	no min	no max

Use Designations:**(P) - Permitted Use**

means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

(D) - Discretionary Use

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval of the Council; and which complies with the development standards laid out in Section 6.4.5 and others as required by Council and/or contained in this Bylaw.

Special limitation and standards regarding Table 6-4 and the R3 - Medium Density Residential District:

- (1) unless site is served by a lane, in which case 360 square metres
- (2) unless site is served by a lane, in which case 225 square metres
- (3) unless site is served by a lane, in which case 450 square metres
- (4) or ½ the building height, whichever is greater
- (5) except that no side yard is required where a common wall divides two dwelling units
- (6) unless site is served by a lane, in which case 12 metres
- (7) except for corner sites, in which case the minimum requirement shall be 3 metres along flanking street
- (8) secondary suites shall not exceed 65 square metres
- (10) for one-storey multiple unit dwellings, the minimum side yard requirement shall be 1.8 metres, unless dwelling is on a corner site, in which case the minimum side yard requirement shall be 3 metres for the side flanking the street;
for multiple unit dwellings that are two (2) or three (3) storeys, the minimum side yard requirements shall be 3 metres;
for multiple unit dwellings that are four (4) storeys or higher, the minimum side yard requirement shall be ½ of the building height, to a maximum of six (6) metres
- (11) primary schools
- (12) secondary schools
- (13) for townhouse dwellings containing 6 units or fewer, the minimum site area shall be 225 square metres per unit OR 900 square metres, whichever is least
- (14) for townhouse dwellings containing 6 units or fewer, the minimum site width shall be 6 metres per unit OR 24 metres, whichever is least