

TABLE VI: RESIDENTIAL BULK TABLE

Residential Zones	Permitted / Conditional Use (as per Table V – 1)	Accessory Use Category	Minimum requirements						Maximum requirements	
			site		yard			Dwelling unit area (sq. ft.)	Site coverage (%)	Building height (feet)
			Area (sq. ft.)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)			
R1	Single-family dwellings	A	6,600	55	25	5/ 15*	25	800 ¹	40	35
	Other “R1” uses	A, C, D	6,600	55	25	5	25	1,000	40	35
R1S	Single-family dwellings	A	3,000	30	15	3/ 15*	25	600	50	35
R1A	Single-family dwellings	A	4,500	40	15	3/ 15*	25	600 ²	40	35
	Other “R1A” uses	A, C, D	6,600	55	25	5	25	1,000	40	35
R1AS	Single-family dwellings	A	3,000	30	15	0 ³	25	600	50	35
R2	Two-family dwellings	A	8,000	65	25	5/ 15*	25	800	50	35
	Other “R2” uses	A, C, D	8,000	70	25	5	25	800	50	35
R2S	Two-family dwellings	A	6,000	50	15	5	25	600	55	35
R2A	Four-family attached dwellings	A	14,400	100	25	5	25	800	50	35
	Other “R2A” uses	A, C, D	7,500	75	25	5	25	600	50	35
R3	Multiple-family dwellings	A	12,500	100	25	5/ 15*	25	600	60	45
	Planned unit developments	A	43,560	150	30	5	25	600	As per Development Agreement	
	Other “R3” uses	A, C, D	7,500	75	25	5	25	600	60	45
R4	Apartment buildings	A	12,500	100	30	5	25	As per Development Agreement		
	Other “R4” uses	A, D	12,500	100	30	5	25	As per Development Agreement		
RE	Single-family dwellings	A	22,000	100	50	15	25	1,400	40	35
	Garden suites	-	-	-	-	15	25	600	-	-
All Residential Zones	Religious Assembly community clubs, halls, schools	A, C, D	20,000	100	30	5	25	25	-	
	Outdoor participant recreation service	C	As determined by Council							
	Public utilities	C	As determined by Council							

1. Unless otherwise specified in a Development Agreement with the Town of Niverville.
 2. The minimum dwelling unit footprint shall be 600 square-feet for a two-storey dwelling; 650 square-feet for a split-level dwelling; and 800 square-feet for a single-storey bungalow.
 3. The side yard requirement is a “zero” lot line on one side only when adjacent to a site where the required yard has been met. Where the lot line is 0 an overhang of two feet is permitted for such things as eaves.
 4. Coverage percentage for the accessory building is based on percentage of main building
- * If no attached garage