

Section 5.0 Neighbourhoods

5.1 Zones

a) Uses which are permitted in the **zones** are identified in following Tables:

	Zones	Table
Neighbourhood Zone Permitted Uses	N	Table 5.1A
	N1	
Neighbourhood Zone Permitted Uses Special Provisions	N2	Table 5.1B
	N3	
	N4	
	NS1	
Neighbourhood Zone Standards	NS2	Table 5.2A
	NT1	
	NT2	
Neighbourhood Zone Standards Special Provisions	NA	Table 5.2B
	NMU	
	NLC	

- b) Permitted uses in a **zone** are noted by the symbol 'X' in the column for that **zone** corresponding with the row for a specific permitted use. A number or numbers following the symbol 'X', or following the **zones** heading, or following the name of a permitted use, indicates that one or more special provisions apply to the noted use or **zone** and subject to the following:
- i. the special provisions shall specifically apply where referred to in the Permitted Uses Tables; and,
 - ii. the special provisions shall specifically apply where referred to in the Standards Tables.
- c) One or more uses prescribed in Table 5.1A may be permitted on one **lot**.

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Table 5.1A Neighbourhood Zones Permitted Uses

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Table 5.1B Neighbourhood Zones Permitted Uses Special Provisions

Special Provision Number	Description of Special Provision
1	Notwithstanding any other requirements of this By-law to the contrary, additional residential units must comply with the provisions of Section 3.18.
2	A short-term accommodation must comply with the specific use provisions in Section 3.10.
3	Commercial uses shall only be permitted on lands within an NA Zone that have frontage on an arterial street as shown on Overlay “H” within the first storey of a building .
4	Notwithstanding any other requirements of this By-law to the contrary, retail sales and medical clinics are prohibited as home occupation uses within the West Gormley Community as shown on Schedule “A”.
5	Automotive service station use shall only be permitted on lands as shown on Schedule “A” unless otherwise identified in a Permitted Uses Table of this By-law.
6	Within the North Leslie Community as shown on Schedule “A”, a building used for a single non-residential use shall not exceed 929 m ² gross floor area .
7	The outdoor storage of goods, material, machinery or equipment shall be prohibited.
8	Within the North Leslie Community and the West Gormley Community as shown on Schedule “A”, drive-through facilities shall be prohibited except for lands in NLC Zone .
9	Within the North Leslie Community and the West Gormley Community as shown on Schedule “A”, an apartment dwelling shall not include an independent seniors living residence/senior citizens dwelling .
10	Development on lands with existing commercial uses shall retain or exceed the amount of GLFA devoted to commercial uses as it existed on the date of passing of this By-law, subject to the following: a. This provision will not be deemed to be contravened if one or more existing buildings are demolished to facilitate new development approved pursuant to one or more site plan agreements; b. Notwithstanding the further division of any lot, the minimum non-residential GLFA requirement for a lot as required in this provision shall continue to apply to that lot as a whole as it existed on the date of the passing of this By-law.

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Special Provision Number	Description of Special Provision
11	No department stores and a maximum of one supermarket or anchor tenant shall be permitted.
12	Outdoor patios must comply with the specific use provisions in Section 3.16.
13	Home child care shall be permitted subject to the specific use provisions in Section 3.8.1 (2)
14	A live-work unit shall be subject to the following: a. must be the primary dwelling unit of the occupant; b. a commercial use within a live-work unit shall only be permitted on the first storey and shall have direct access to a street; and, c. outdoor storage and outdoor display shall be prohibited.
15	For a stacked townhouse dwelling , the development standards required for the NT2 Zone shall apply.
16	Notwithstanding any other requirements of this By-law to the contrary, apartment dwelling , supermarket and motor vehicle washing establishment shall be permitted subject to the following: a. In a building containing both commercial and residential uses: i) apartment dwellings shall be connected to and form an integral part of a building containing commercial uses; ii) no dwelling units shall be permitted on the first storey; and, iii) access to the dwelling units shall be separate from the access to the commercial uses within the building; and, b. An apartment dwelling shall have a maximum building height of 10 storeys and a maximum FSI of 2.0.
17	Notwithstanding any other requirements of this By-law to the contrary, the requirements of Table 5.2A for the NT1 and NT2 Zones provision shall apply.
18	Notwithstanding any other requirements of this By-law to the contrary, street townhouse dwelling , rear lane townhouse dwelling , back-to-back townhouse dwelling , block residential dwelling , quadruplex dwelling and home occupations shall not be permitted within the West Gormley Community as shown on Schedule "A".

Table 5.2A Neighbourhood Zones Standards

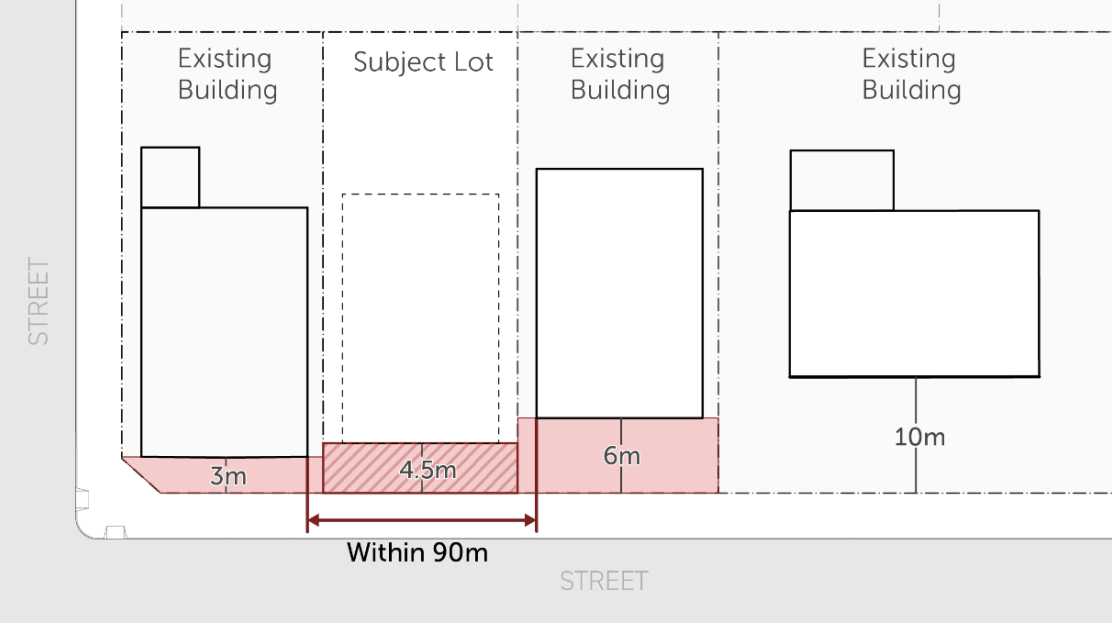
Zone (1)(2)(4)(11)		Min. Lot Frontage (m)	Min. Lot Area (m ²) (15)	Max. Lot Coverage (21)	Min. Front Yard Setback (m) (12)(19)	Min. Side Yard Setback (m)	Min. Flankage Yard Setback (m)	Min. Rear Yard Setback (m)	Max. Height (m) (14)
N (10)	S	(16)	(16)	40%	3.5	1.2	2.4	6	11
N1 (5)(10)	S	18	540	50%	3.5	1.2 (7)(9)	2.4	6 (8)	11
N2 (5)(10)	S	15	450	50%	3.5	1.2 (7)(9)	2.4	6 (8)	11
N3 (5)(10)	S	12	300	50%	3.5	1.2 (7)(9)	2.4	6 (8)	11
N4 (5) (10)(17)	S	9	270	50%	3.5	1.2 (7)(9)	2.4	6 (8)	11
NS1 (5)(10)	SD	12	300	50%	3.5	1.2 (9)	2.4	6 (8)	11
NS2 (10)	S (5)(7)	9	270	50%	3.5	1.2 (9)	2.4	6 (8)	11
	SD (5)	12	300	50%	3.5	1.2 (9)	2.4	6 (8)	11
	Q	20	750	40%	3.5	3	3	6	11

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Zone (1)(2)(4)(11)		Min. Lot Frontage (m)	Min. Lot Area (m ²) (15)	Max. Lot Coverage (21)	Min. Front Yard Setback (m) (12)(19)	Min. Side Yard Setback (m)	Min. Flankage Yard Setback (m)	Min. Rear Yard Setback (m)	Max. Height (m) (14)
NT1 (10)	STH	6	150	60%	3	1.2 (3)	2.4 (3)	6 (6)(8)	11
	RLT	4.5	105	90%	3.5	1.2 (3)	2.4 (3)	6 (6)(8)	11
	BTB	6	85	80%	3.5	1.2 (3)	2.4 (3)		11
	Q	20	750	40%	3.5	3	3	6	11
NT2 (18)		20		60%	3	1.2 (3)	3	6 (8)	11
NA (20)		20			6	6	6	6	
NMU	LRB	30			3	3	3	6	4 storeys
	NS2 (13)								
	NT1 (13)								
	NT2 (13)(17)								
	NA (13)								
NLC (22)		20			3	6	3	6	2 storeys

Table 5.2B Neighbourhood Zones Standards Special Provisions

Special Provision Number	Description of Special Provision
1	Subject to Sections 3.13 and 3.14.
2	An attached garage shall have a minimum setback of 5.7 metres from the front lot line and, if the attached private garage is accessed by a driveway crossing the flankage lot line , the attached garage shall have a minimum setback of 5.7 metres from the flankage lot line .
3	This provision only applies to the end units of townhouse dwellings located on a lot .
4	Notwithstanding any other requirements of this By-law to the contrary, the minimum setback from the hypotenuse of a daylighting triangle taken by the City to the main building shall be 0.6 metres.
5	The minimum required front yard setback applies to each portion of a through lot abutting a street .
6	If a detached garage of a street townhouse dwelling is located in the rear yard and is accessed by a driveway that does not cross the front lot line or flankage lot line , the minimum required rear yard for the main building on the lot is 10.5 metres.
7	Where the City has entered into a subdivision agreement pursuant to the <i>Planning Act</i>, R.S.O. 1990, which provides for the location of municipal services in a manner which would permit the reduction of the minimum side yard beyond that set out in Table 5.2B, and which also provides for the construction and maintenance of grading and drainage services to facilitate such side yard reduction, the following minimum required side yard setback shall apply: a. The minimum required side yard setback shall be 1.2 metres on one side and 0.6 metres on the other provided that for interior lots, the larger side yard setback shall be adjacent to the larger side yard or a rear yard on the adjoining lot.
8	The minimum required rear yard setback shall be 0.6 metres if a garage at the rear of the dwelling is accessed by a driveway crossing the flankage lot line .
9	Where an uneven number of lots in a row about a flankage lot , a block or a rear yard condition, the interior side yard setback may be reduced to 0.6 metres provided that the adjacent yard is a minimum of 1.2 metres.

Special Provision Number	Description of Special Provision
10	Notwithstanding any other requirements of this by-law to the contrary, additional residential units must comply with the provisions of Section 3.18.
11	Notwithstanding any other requirements of this by-law to the contrary, within the Village Core Community the shown on Schedule “A”, an attached or detached garage shall not project beyond the front main wall of the primary dwelling unit .
12	The minimum front yard setback of any building erected on a lot or grouping of lots situated between two lots containing existing dwellings, which are not more than 90 metres apart, shall be established by averaging a line connecting the closest point of the front main wall of the existing dwellings to the street.  Figure 12: Table 5.2B Special Provision 12 – Establishing Front Yard Setback

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Special Provision Number	Description of Special Provision
13	Development standards required for the NS2, NT1, NT2 and NA Zones apply.
14	Notwithstanding any other requirements of this by-law to the contrary, the maximum building height permitted is as shown on Schedule “C”.
15	Within the West Gormley Community as shown on Schedule “A”, the maximum lot area shall be 1 hectare.
16	The minimum lot frontage and lot area required is as existing on the day before the day that this By-law is passed by Council .
17	Notwithstanding any other requirements of this By-law to the contrary, where a block residential dwelling is combined with a high-rise building, mid-rise building or low-rise building the development standards contained in Table 4.2A for each zone shall apply.
18	Notwithstanding any other provision to the contrary, the follow provisions related to block residential dwellings shall apply: a. Where a building is permitted under a block residential dwelling, the minimum rear yard shall be 6 metres abutting a neighbourhood zone. b. Where a building permitted under a block residential dwelling fronts onto a street and/or a lane, a minimum setback of 3 metres shall be provided to the street and/or lane. c. Special Provision (c) only applies to the end units of a block residential dwelling located on a lot which has a flankage yard on a street / a lane. Where a building is permitted under a block residential dwelling, the required rear yard may be reduced to 1.2 metres where an end unit to a block residential dwelling abuts a rear yard. d. Special Provision (d) only applies to the end units of block residential dwelling located on a parcel which flanks onto a lane. Where a building is permitted under a block residential dwelling, the required setback to the lane shall be 1.5 metres. e. Where a building is permitted under a block residential dwelling, the end units of any block residential dwellings shall have a minimum combined separation of 2.4 metres. f. Where a building permitted under a block residential dwelling fronts onto a street or a lane, a minimum of 6 metres shall be provided at the rear of the building. g. Where a building permitted under a block residential dwelling fronts onto an internal walkway, park or other communal area, a minimum setback of 3 metres shall be provided to the internal walkway, park or other communal area.

Special Provision Number	Description of Special Provision
19	Notwithstanding any other requirements of this By-law to the contrary, the minimum front yard setback shall be 3 metres for the North Leslie Community and the West Gormley Community as shown on Schedule “A”.
20	Apartment building(s) or structure(s) lawfully existing prior to the date that this By-law was passed by Council within the NA Zone shall be permitted.
21	Notwithstanding any other requirements of this By-law to the contrary, the maximum density permitted is as shown on Schedule “B”.
22	For residential uses permitted in Table 5.1A, the development standards required for the NT1 and NT2 Zones shall apply.