

## Section 5.0 Neighbourhoods

### 5.1 Zones

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

	<b>Zone</b>	<b>Table</b>
<b>Neighbourhood Zone</b> Permitted Uses	N	Table 5.1A
<b>Neighbourhood Zone</b> Permitted Uses Special Provisions	N1	Table 5.1B
	N2	
	N3	
	N4	
<b>Neighbourhood Zone</b> Standards	NS1	Table 5.2A
	NS2	
	NT1	
<b>Neighbourhood Zone</b> Standards Special Provisions	NT2	Table 5.2B
	NA	
	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 **zone** 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**.





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, <b>additional residential units</b> must comply with the provisions of Section 3.18.
2	A <b>short-term accommodation</b> must comply with the specific use provisions in Section 3.10.
3	<b>Commercial</b> uses shall only be permitted on lands within an NA <b>Zone</b> that have frontage on an arterial <b>street</b> as shown on Overlay “H” within the <b>first storey</b> of a <b>building</b> .
4	Notwithstanding any other requirements of this By-law to the contrary, retail sales and medical clinics are prohibited as <b>home occupation</b> uses within the West Gormley Community as shown on Schedule “A”.
5	<b>Automotive service station</b> 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 <b>building</b> used for a single <b>non-residential</b> use shall not exceed 929 m <sup>2</sup> <b>gross floor area</b> .
7	The <b>outdoor storage</b> 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”, <b>drive-through facilities</b> shall be prohibited except for lands in NLC <b>Zone</b> .
9	Within the North Leslie Community and the West Gormley Community as shown on Schedule “A”, an <b>apartment dwelling</b> shall not include an <b>independent seniors living residence/senior citizens dwelling</b> .
10	<p>Development on lands with existing <b>commercial</b> uses shall retain or exceed the amount of <b>GLFA</b> devoted to <b>commercial</b> uses as it existed on the date of passing of this By-law, subject to the following:</p> <ul style="list-style-type: none"> <li>a. This provision will not be deemed to be contravened if one or more existing <b>buildings</b> are demolished to facilitate new development approved pursuant to one or more <b>site plan agreements</b>;</li> <li>b. Notwithstanding the further division of any lot, the minimum <b>non-residential GLFA</b> requirement for a <b>lot</b> as required in this provision shall continue to apply to that <b>lot</b> as a whole as it existed on the date of the passing of this By-law.</li> </ul>

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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 <b>live-work unit</b> shall be subject to the following: <ul style="list-style-type: none"> <li>a. must be the primary <b>dwelling unit</b> of the occupant;</li> <li>b. a <b>commercial</b> use within a <b>live-work unit</b> shall only be permitted on the <b>first storey</b> and shall have direct access to a <b>street</b>; and,</li> <li>c. <b>outdoor storage</b> and outdoor display shall be prohibited.</li> </ul>
15	For a <b>stacked townhouse dwelling</b> , the development standards required for the NT2 <b>Zone</b> shall apply.
16	Notwithstanding any other requirements of this By-law to the contrary, <b>apartment dwelling</b> , supermarket and <b>motor vehicle washing establishment</b> shall be permitted subject to the following: <ul style="list-style-type: none"> <li>a. In a <b>building</b> containing both <b>commercial</b> and <b>residential uses</b>: <ul style="list-style-type: none"> <li>i) <b>apartment dwellings</b> shall be connected to and form an integral part of a <b>building</b> containing <b>commercial</b> uses;</li> <li>ii) no <b>dwelling units</b> shall be permitted on the <b>first storey</b>; and,</li> <li>iii) access to the <b>dwelling units</b> shall be separate from the access to the <b>commercial</b> uses within the <b>building</b>; and,</li> </ul> </li> <li>b. An <b>apartment dwelling</b> shall have a maximum <b>building height</b> of 10 <b>storeys</b> and a maximum <b>FSI</b> of 2.0.</li> </ul>
17	Notwithstanding any other requirements of this By-law to the contrary, the requirements of Table 5.2A for the NT1 and NT2 <b>Zones</b> provision shall apply.
18	Notwithstanding any other requirements of this By-law to the contrary, <b>street townhouse dwelling, rear lane townhouse dwelling, back-to-back townhouse dwelling, block residential dwelling, quadruplex dwelling</b> and <b>home occupations</b> shall not be permitted within the West Gormley Community as shown on Schedule "A".

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**Table 5.2A Neighbourhood Zones Standards**

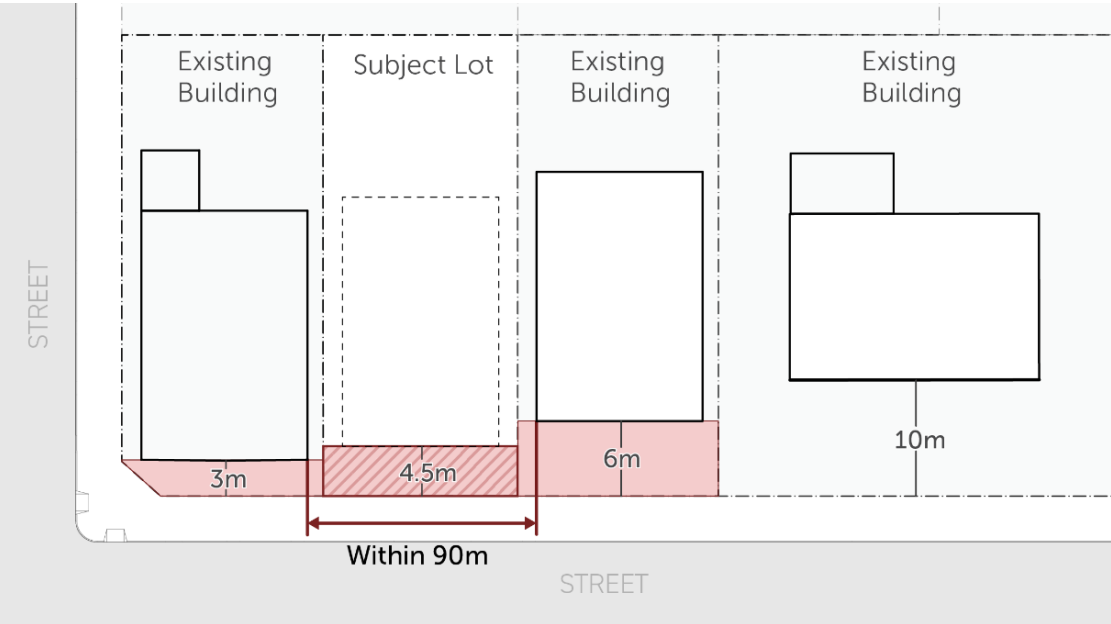
Zone (1)(2)(4)(11)		Min. Lot Frontage (m)	Min. Lot Area (m <sup>2</sup> ) (15)	Max. Lot Coverage (21)	Min. Front Yard Setback (m) (12)(19)	Min. Side Yard Setback (m)	Min. Required Flankage Yard Setback (m)	Min. Required Rear Yard Setback (m)	Max. Height (m) (14)
<b>N</b> (10)	<b>S</b>	(16)	(16)	40%	3.5	1.2	2.4	6	11
<b>N1</b> (5)(10)	<b>S</b>	18	540	50%	3.5	1.2 (7)(9)	2.4	6 (8)	11
<b>N2</b> (5)(10)	<b>S</b>	15	450	50%	3.5	1.2 (7)(9)	2.4	6 (8)	11
<b>N3</b> (5)(10)	<b>S</b>	12	300	50%	3.5	1.2 (7)(9)	2.4	6 (8)	11
<b>N4</b> (5) (10)(17)	<b>S</b>	9	270	50%	3.5	1.2 (7)(9)	2.4	6 (8)	11
<b>NS1</b> (5)(10)	<b>SD</b>	12	300	50%	3.5	1.2 (9)	2.4	6 (8)	11
<b>NS2</b> (10)	<b>S</b> (5)(7)	9	270	50%	3.5	1.2 (9)	2.4	6 (8)	11
	<b>SD</b> (5)	12	300	50%	3.5	1.2 (9)	2.4	6 (8)	11
	<b>Q</b>	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 <sup>2</sup> ) (15)	Max. Lot Coverage (21)	Min. Front Yard Setback (m) (12)(19)	Min. Side Yard Setback (m)	Min. Required Flankage Yard Setback (m)	Min. Required 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 <b>attached garage</b> shall have a minimum <b>setback</b> of 5.7 metres from the <b>front lot line</b> and, if the attached private garage is accessed by a driveway crossing the <b>flankage lot line</b> , the <b>attached garage</b> shall have a minimum setback of 5.7 metres from the <b>flankage lot line</b> .
3	This provision only applies to the end units of <b>townhouse dwellings</b> located on a <b>lot</b> .
4	Notwithstanding any other requirements of this By-law to the contrary, the minimum <b>setback</b> from the hypotenuse of a <b>daylighting triangle</b> taken by the City to the <b>main building</b> shall be 0.6 metres.
5	The minimum required <b>front yard setback</b> applies to each portion of a through <b>lot</b> abutting a <b>street</b> .
6	If a <b>detached garage</b> of a <b>street townhouse dwelling</b> is located in the <b>rear yard</b> and is accessed by a driveway that does not cross the <b>front lot line</b> or <b>flankage lot line</b> , the minimum required <b>rear yard</b> for the <b>main building</b> on the <b>lot</b> is 10.5 metres.
7	Where the <b>City</b> 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 <b>side yard</b> 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 <b>side yard</b> reduction, the following minimum required <b>side yard setback</b> shall apply: a. The minimum required <b>side yard setback</b> shall be 1.2 metres on one side and 0.6 metres on the other provided that for <b>interior lots</b> , the larger <b>side yard setback</b> shall be adjacent to the larger <b>side yard</b> or a <b>rear yard</b> on the adjoining <b>lot</b> .
8	The minimum required <b>rear yard setback</b> shall be 0.6 metres if a <b>garage</b> at the rear of the dwelling is accessed by a driveway crossing the <b>flankage lot line</b> .
9	Where an uneven number of <b>lots</b> in a row about a <b>flankage lot</b> , a block or a <b>rear yard</b> condition, the interior <b>side yard setback</b> may be reduced to 0.6 metres provided that the adjacent <b>yard</b> 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, <b>additional residential units</b> 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 <b>attached or detached garage</b> shall not project beyond the front <b>main wall</b> of the primary <b>dwelling unit</b> .
12	<p>The minimum <b>front yard setback</b> of any <b>building</b> erected on a <b>lot</b> or grouping of lots situated between two lots containing existing dwellings, which are not more than 90 metres apart, shall be established by the averaging a line connecting the closest point of the front <b>main wall</b> of the existing dwellings to the <b>street</b>.</p>  <p>Figure 12: Table 5.2B Special Provision 12 – Establishing Front Yard Setback</p>

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13	Development standards required for the NS2, NT1, NT2 and NA <b>Zones</b> apply.
14	Notwithstanding any other requirements of this by-law to the contrary, the maximum <b>building height</b> permitted is as shown on Schedule "C".
15	Within the West Gormley Community as shown on Schedule "A", the maximum <b>lot area</b> shall be 1 hectare.
16	The minimum <b>lot frontage</b> and <b>lot area</b> required is as existing on the day before the day that this By-law is passed by <b>Council</b> .
17	Notwithstanding any other requirements of this By-law to the contrary, where a <b>block residential dwelling</b> is combined with a <b>high-rise building, mid-rise building or low-rise building</b> the development standards contained in Table 4.2A for each <b>zone</b> shall apply.
18	<p>Notwithstanding any other provision to the contrary, the follow provisions related to <b>block residential dwellings</b> shall apply:</p> <ul style="list-style-type: none"> <li>a. Where a <b>building</b> is permitted under a <b>block residential dwelling</b>, the minimum <b>rear yard</b> shall be 6 metres abutting a <b>neighbourhood zone</b>.</li> <li>b. Where a <b>building</b> permitted under a <b>block residential dwelling</b> fronts onto a <b>street</b> and/or a <b>lane</b>, a minimum <b>setback</b> of 3 metres shall be provided to the <b>street</b> and/or <b>lane</b>.</li> <li>c. Special Provision (c) only applies to the end units of a <b>block residential dwelling</b> located on a <b>lot</b> which has a flankage yard on a <b>street / a lane</b>. Where a <b>building</b> is permitted under a <b>block residential dwelling</b>, the required <b>rear yard</b> may be reduced to 1.2 metres where an end unit to a <b>block residential dwelling</b> abuts a <b>rear yard</b>.</li> <li>d. Special Provision (d) only applies to the end units of <b>block residential dwelling</b> located on a parcel which flanks onto a <b>lane</b>. Where a <b>building</b> is permitted under a <b>block residential dwelling</b>, the required setback to the <b>lane</b> shall be 1.5 metres.</li> <li>e. Where a <b>building</b> is permitted under a <b>block residential dwelling</b>, the end units of any <b>block residential dwellings</b> shall have a minimum combined separation of 2.4 metres.</li> <li>f. Where a <b>building</b> permitted under a <b>block residential dwelling</b> fronts onto a <b>street</b> or a <b>lane</b>, a minimum of 6 metres shall be provided at the rear of the <b>building</b>.</li> <li>g. Where a <b>building</b> permitted under a <b>block residential dwelling</b> fronts onto an internal walkway, park or other communal area, a minimum <b>setback</b> of 3 metres shall be provided to the internal walkway, park or other communal area.</li> </ul>

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