

TOWN OF PETROLIA

ZONE REGULATIONS

TABLE "A" TO BY-LAW 38 of 2000

<u>Zone</u>	<u>Section No.</u>	<u>Permitted Use Category</u>	<u>Lot Size</u>		<u>Max. Lot Coverage</u> %	<u>Minimum Yards (m)</u>					<u>Max. Building Height</u> m.	<u>Min. Landscaped Open Space</u> %	
			Minimum Frontage	Minimum Area		Front	Interior Side (if attached garage)	Interior Side (if no attached garage)	Exterior Side	Rear			
RESIDENTIAL-1	R1	5	Single Detached Dwelling	15 m	500 sq. m	30	6	1.2	1.2 on one side & 2.5 on other	6	7.5	10.5	40
	R1	5	Duplex Dwelling	15 m	400 sq. m / dwelling unit	30	6	3	3	6	7.5	10.5	30
RESIDENTIAL-2	R2	6	Single Detached Dwelling	12 m	500 sq. m	30	6	1.2	1.2 on one side & 2.5 on other	6	7.5	10.5	40
	R2	6	Semi-Detached Dwelling	8 m/dwelling unit	300 sq.m/dwelling unit	35	6	0 wall side / 3 unattached side ☒	0 wall side / 3 unattached side ☒	6	7.5	10.5	30
	R2	6	Duplex Dwelling	12 m	400 sq. m/dwelling unit	30	6	3	3	6	7.5	12	30
	R2	6	Triplex Dwelling	12 m	400 sq. m/dwelling unit	30	6	3	3	6	7.5	12	30
	R2	6	Converted Dwelling /Boarding House	as existing	as existing	30	6	3	3	6	7.5	12	see general provisions
RESIDENTIAL-3	R3	7	Converted Dwelling/Boarding House	as existing	as existing	30	6	3	3	6	7.5	12	see general provisions
	R3	7	Triplex Dwelling	12 m	300 sq. m/dwellingunit	30	6	3	3	6	10.5	12	30
	R3	7	Townhouse Dwelling	30 m	300 sq. m/dwellingunit	40	6	0 wall side / 3 unattached side ☒	0 wall side / 3 unattached side ☒	6	10.5	12	30
	R3	7	Freehold Townhouse Dwelling	6 m	300 sq. m/dwellingunit	40	10.5	0 wall side / 4.5 unattached side ☒	0 wall side / 4.5 unattached side ☒	10.5	10.5	12	30
	R3	7	Multiple Dwelling	30 m	300 sq. m/dwellingunit	40	10.5	10.5	10.5	10.5	10.5	12	30
INSTITUTIONAL	I	8	All I Uses	18 m	500 sq. m	30	6	3	3	6	6	12	10
GENERAL COMMERCIAL	C1	9	All C1 Uses	0 m	0 m	100	0 min./ * max	0 / 3 adjacent to residential use	0 / 3 adjacent to residential use	0 / 3 beside residential use	0	12	0
HIGHWAY COMMERCIAL	C2	10	All C2 Uses	20 m	700 sq. m	35	6	4.5	4.5	6	4.5	10.5	10
GENERAL INDUSTRIAL	M1	11	All M1 Uses	50 m	2,500 sq. m	60	8	4.5	4.5	8	4.5	12	10
LIGHT INDUSTRIAL	M2	12	All M2 Uses	30 m	2,000 sq. m	60	8	4.5	4.5	8	4.5	12	10
WASTE DISPOSAL INDUSTRIAL	M3	13	All M3 Uses	45 m	40,000 sq. m	50	150	30	4.5	150	30	12	10
PETROLIA DISCOVERY	PD	14	All PD Uses			20	7.5	7.5	7.5	7.5	7.5		
OPEN SPACE	OS	15	All OS Uses	30 m	5,000 sq. m	5	6	6	6	6	6	10.5	n/a
ENVIRONMENTAL PROTECTION	EP	16	(See Environmental Protection Section)										
FUTURE DEVELOPMENT	FD	17	(See Future Development Section)										
AGRICULTURAL	A1	18	Agriculture	150 m	38 ha.	20	20	3	3	20	7.5	n/a	n/a
	A1	18	Single Detached Dwelling	45 m	1.5 ha.	30	20	3	3	20	7.5	10.5	n/a
	A1	18	Other Uses	45 m	4.0 ha.	30	20	3	3	20	7.5	10.5	n/a

* a maximum front yard setback of 2 metres applies on those lands in the downtown commercial area between King / Centre Streets and Oil / Tank Streets and zoned C1
 ☒ No side yard is required where a unit is attached to another unit.
 - Zone Provisions for Site Specific Zones are found in the Zone sections.