

SCHEDULE "B" MIDHURST RESIDENTIAL ZONING PERFORMANCE TABLE

ZONE	PERMITTED USES	LOT REQUIREMENTS				MINIMUM SETBACK REQUIREMENTS							Max. Coverage (% of Lot Area)	Max. Height (m)	Min. Dwelling Floor Area (m ²)	Max. Gross Floor Area (m ²)	Min. Lot Parking Spaces Req. (Incl. Garage) ^Q	Max. Garage Width % of Lot Frontage ^{L,N}
		Minimum Frontage (m)	Min. Lot Area (m ²)	Landscaped Open Space		Front ^O		Side (Interior) ^{A, P}		Side (Exterior) ^{B, O}	Rear							
				% Area	% Lot Frontage	Building	Garage	Building	Garage		Building ^S	Garage ^C						
UR1 <small>F,M</small>	Single-Detached Dwelling	15.00	446	-	40%	4.5	6.0	1.2	1.2	3.0	6.5	0.6	N/A	11.5	-	-	2.0	50%
UR2 <small>F,M</small>	Single-Detached Dwelling	9.75	290	-	40%	4.5	6.0	1.2	1.2	3.0	6.5	0.6	N/A	11.5	-	-	2.0	50%
	Rear Access Single-Detached Dwelling	9.75	290	-	40%	3.0	6.0	1.2	1.2	3.0	6.5 ^D	0.6 ^D	N/A	11.5	-	-	2.0	50%
	Semi-Detached Dwelling	15.20	452	-	40%	4.5	6.0	1.2	1.2	3.0	6.5	0.6	N/A	11.5	-	-	2.0	50%
	Street Townhouse Dwelling	5.90	176	-	40%	4.5	6.0	1.2	1.2	3.0	6.5	-	N/A	11.5	-	-	2.0	-
	Rear Access Townhouse Dwelling	4.50	134	-	-	3.0	6.0	1.2	1.2	3.0	6.5 ^D	0.6 ^D	N/A	11.5	-	-	2.0	-
	Block / Bungalow Townhouse Dwelling	12.20	363	-	40%	4.5	6.0	1.2	1.2	3.0	6.5	N/A	N/A	11.5	-	-	1.5 / unit	-
	Stacked Townhouse Dwelling	6.00	179	-	40%	4.5	-	1.2	1.2	3.0	6.5	-	N/A	11.5	-	-	1.5 / unit	-
Duplex / Triplex / Fourplex / Sixplex Dwelling ^K	15.20	452	35% ^G	40%	4.5	6.0	1.2	1.2	3.0	6.5	0.6 ^D	N/A	13.0	-	-	1.5 / unit	Refer to Section 3.40	
UR3/MU <small>F,J,M,R</small>	Street Townhouse Dwelling	5.90	176	-	40%	4.5	6.0	1.2	1.2	3.0	6.5	-	N/A	11.5	-	-	2.0	-
	Rear Access Townhouse Dwelling	4.50	134	-	-	3.0	6.0	1.2	1.2	3.0	6.5 ^D	0.6 ^D	N/A	11.5	-	-	2.0	-
	Block / Bungalow Townhouse Dwelling	12.20	363	-	40%	4.5	6.0	1.2	1.2	3.0	6.5	N/A	N/A	11.5	-	-	1.5 / unit	-
	Stacked Townhouse Dwelling	6.00	179	-	40%	4.5	-	1.2	-	3.0	6.5	-	N/A	11.5	-	-	1.5 / unit	-
	Duplex / Triplex / Fourplex / Sixplex Dwelling ^K	15.20	452	35% ^G	40%	4.5	6.0	1.2	-	3.0	6.5 ^D	0.6 ^D	N/A	13.0	-	-	1.5 / unit	Refer to Section 3.40
	Apartment	27.00	850 ^E	35% ^G	40%	6.0	-	10.5 ^H	-	3.0	9.0	-	N/A	18.0	42 (bachelor or one bedroom) ^I	-	-	1.5 / unit

NOTES:

- A) For single detached units, the minimum interior side yard may be reduced to 0.6 m for the garage.
- B) Where face of garage door faces flankage (exterior side yard) the face of the garage is to be 6m from street line.
- C) Where an accessory garage is located in a rear yard, no dwelling unit on the same lot shall be located within 6 m of the accessory garage. If the accessory garage is attached to the residence, this setback shall be 0m.
- D) From a laneway.
- E) For first 5 dwelling units, plus 100 m² for each additional unit.
- F) Maximum number of accessory structures is 2 per lot with a combined maximum GFA of 65 m² for single-detached, semi-detached, duplex and townhouse dwellings; 86m² for triplex and fourplex dwellings; and 125m² for sixplex dwellings. An accessory structure shall not include a detached garage.
- G) May include a play area or other compatible recreational use.
- H) The minimum interior side yard shall be 2 m if the abutting end wall contains no habitable room windows and provided the interior lot line does not abut a UR1 or UR2 zone.
- I) Plus 13 m² for each additional bedroom.
- J) Additional policies regarding Courts, Privacy Yards, Accessory Buildings and Play / Recreational Areas from Residential (R3) Zone apply.
- K) The front yard for multiplex dwellings is the yard that abuts a public street, but does not include a laneway.
- L) The minimum parking space dimensions shall be 3m in width and 6m in length for a single car garage, and 5.5m in width x 6m in length for a two car garage. Encroachments are permitted.
- M) On a corner lot, sight triangles shall have a minimum size of 3m x 3m. Within these triangular spaces, no hedge, shrub, tree, fence, sign or other such structures shall be planted, maintained or erected. Where a sight triangle exists, yards shall be measured from the point of intersection from the extension of the lot lines.
- N) Garage width to be measured from two opposite edges of the garage door.
- O) A 0.75m encroachment for stairs is permitted into the front, rear and exterior side yard.
- P) Where two townhouse units (all types) share a common vertical wall then there shall be a 0m interior side yard setback.
- Q) For the purpose of calculating the number of required parking spaces, the parking area shall be measured from the curb on lots with a single car garage and no sidewalk.
- R) In mixed use buildings, the ground-level floor shall be devoted entirely to non-residential uses.
- S) In UR1 and UR2 zones where the rear lot line abuts a hedgerow or park the minimum rear yard setback for the building shall be 3.0m

SCHEDULE "B" MIDHURST COMMERCIAL ZONING PERFORMANCE TABLE

ZONE	LOT REQUIREMENTS				MINIMUM SETBACK REQUIREMENTS ^(B)				Minimum Landscape Buffer abutting Residential Zone (m)	Max. Coverage (% of Lot Area)	Max. Height (m)	Max. Commercial Unit Size (m ²) ^A	Min. Lot Parking Spaces Req.
	Minimum Frontage (m)	Min. Lot Area (m ²)	Max. Lot Area (m ²)	Landscaped Open Space % Area	Front	Side (Interior)	Side (Exterior)	Rear					
CL	30.00	800.0	1000.0	10%	6.0	4.5	6.0	10.0	3.0	N/A	11.5	-	Refer to Section 3.40
MU	30.00	1000.0	-	10%	6.0	4.5	6.0	10.0	3.0	N/A	18.0	400	Refer to Section 3.40

NOTES:

A) In the Mixed Use Zone, the maximum unit size shall not apply to pharmacy, restaurant, bank and professional office uses where these are stand alone uses.

B) Minimum setback from any Residential Zone (any yard) is 9.0m to any building, structure, or outside storage.