LOT ZONING = R3 (URBAN RESIDENTIAL)

TOTAL LOT AREA = +/- 7104 SQ.FT.
EXISTING BUILDING AREA = +/- 1464 SQ.FT.
EXISTING GARAGE AREA = +/- 360 SQ.FT.

PROPOSED COVERED PORCH AREA = +/- 254 SQ.FT.

LOT COVERAGE FOR ALL BUILDINGS = +/-29.3%

7.2 Permitted Uses and Lot Requirements

a. No person shall within any Urban Residential Zone, use any lot, building, or structure for any purpose except for one (1) or more of the following uses identified by a "dot" (•) in **Table 7-2**.

Table 7-2: Uses Permitted in the Urban Residential Zones

Use	Zones			
	R1	R2	R3	R4
Apartment Dwelling			•	
Back-to-Back Townhouse Dwelling			•	•
Converted Dwelling		•		
Group Home	•	•	•	•
Retirement Home			•	•
Semi-Detached Dwelling		•		•
Single-Detached Dwelling	•	•		•
Stacked Townhouse Dwelling			•	•
Townhouse Dwelling		•		•

Table 7-2: Uses Permitted in the Urban Residential Zones

Use	Zones			
	R1	R2	R3	R4
Triplex Dwelling			•	
Specified Accessory Uses	Subject to **Section 3.0 General Provisions**			
Additional Dwelling Unit	•	•		
Bed and Breakfast Establishment	•	•		•
Short Term Accommodation (STA), Licenced	•	•		•
Garden Suite	•	•		
Home Business	•	•	•	•
Home-Based Daycare	•	•		•

b. Any use, building, or structure permitted in any Urban Residential Zone in **Table 7-2** must be in accordance with the requirements set out in **Table 7-3** or **Table 7-4**.

Table 7-4: Lot Requirements for Urban Residential Zones

Requirement	Zone		
	R2	R3	R4
Single-Detached Dwelling			
Minimum Lot Area	350 m²	N/A	240 m²
Minimum Lot Frontage	12 m	N/A	9.0 m
Maximum Lot Coverage	40%, or 45% if the lot contains and additional dwelling unit	N/A	55 %
Semi-Detached Dwelling			
Minimum Lot Area per dwelling unit	150 m²	N/A	137 m²
Minimum Lot Frontage per dwelling unit	6 m	N/A	5.5 m
Maximum Lot Coverage	35%, or 45% if the lot contains and additional dwelling unit	N/A	65%
Triplex Dwelling			
Minimum Lot Area	N/A	460 m²	N/A
Minimum Lot Frontage	N/A	15 m	N/A
Maximum Lot Coverage	N/A	40%	N/A
Townhouse Dwelling			
Minimum Lot Area per dwelling unit	150 m²	N/A	137 m²
Minimum Lot Frontage	Where a unit fronts onto a public street – 6 m Where a unit does not front onto a public street – 20 m	N/A	5.5 m
Maximum Lot Coverage	35%, or 45% if the lot contains and additional dwelling unit	N/A	65%



WENTWORTH CONSTRUCTION

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(613) 394-4496

PROJECT
JONES RESIDENCE

16 JANE STREET,
PRINCE EDWARD, ON.

DATE: OCTOBER 2025
PROJECT NO.

REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTES:
1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD UNLESS OTHERWISE NOTED.
2. HOUSE DATUM: X.X' = 0'-0"

PROPOSED SITE PLAN

3/16" = 1'-0"

SP

DRAWN BY: BB