

zone R3	unit	Lot1	Lot2	Lot 3	Combined lot	unit
minimum lot area	150 m2	333.83	278.66	395.66	1008.15	m2
minimum lot frontage	6 m	10.92	9.82	10.71	31.45	m
minimum lot depth	30 m	25.85	27.63	29.46	25.85	m
minimum required front yard	6 m	6	6	6	6	m
minimum required rear yard	7.5 m	7.85	8.72	10.14	7.85	m
minimum required interior side yard	1.8 m	1.81	0	1.81	1.81	m
minimum required corner side yard	4.5 m	n/a	n/a	n/a	n/a	
Building coverage		123.03	126.77	127.9	377.7	sqm
maximum lot coverage	50 %	36.85	45.49	32.33	37.46	%
minimum Landscaped Open Space	10 %	63.15	54.51	67.67	62.54	%
maximum height	11 m	10	10	10	10	m
parking	1 per unit	1	1	1	3	
residential unit	1	1	1	1	3	
planting strip	3 m				1.81	m

