

**TOWN OF PLYMPTON-WYOMING  
TABLE "A" TO BY-LAW 97 of 2003**

**ZONE REGULATIONS**

Zone	Section No.	Permitted Use Category	Lot Size		Max. Lot Coverage %	Minimum Yards (m)					Max. Building Height m.	Min. Landscaped Open Space %	
			Minimum Frontage	Minimum Area		Front	Interior Side (if attached garage)	Interior Side (if no attached garage)	Exterior Side	Rear			
<b>AGRICULTURAL - 1</b>	<b>A1</b>	5.1a)	Agriculture	150 m	38 ha.	20	20	3	3	20	7	n/a	n/a
	<b>A1</b>	5.1b)	Single Detached Dwelling ☐	30 & 45 m ☒	0.8,0.4 & 1.0 ha. ▽	30	20, 8 & 50 ▽	3	3	20	7	11	n/a
	<b>A1</b>	5.1c)	Other Uses	45 m	4.0 ha.	30	20	3	3	20	7	11	n/a
<b>AGRICULTURAL - 2</b>	<b>A2</b>	6.1a)	Agriculture	150 m	38 ha.	20	20	3	3	20	7	n/a	n/a
	<b>A2</b>	6.1b)	Single Detached Dwelling ☐	30 & 45 m ☒	0.8,0.4 & 1.0 ha. ▽	30	8 & 20 ▽	3	3	20	7	11	n/a
	<b>A2</b>	6.1c)	Other Uses	45 m	4.0 ha.	30	20	3	3	20	7	11	n/a
<b>AGRICULTURAL - 3</b>	<b>A3</b>	7.1a)	Single Detached Dwelling ☐	15m	780 sq.m	35	6	1.2	1.2 & 2.4 *	6	7	11	40
<b>AGRICULTURAL - 4</b>	<b>A4</b>	8.1a)	Single Detached Dwelling ☐	45m	0.4 ha.	30	6	1.2	1.2 & 2.4 *	6	7	11	40
<b>RESIDENTIAL-1</b>	<b>R1</b>	9.1a)	Single Detached Dwelling ☐	15 m	500 sq. m	35	6	1.2	1.2 & 2.4 *	6	7	11	40
<b>RESIDENTIAL-2</b>	<b>R2</b>	10.1a)	Single Detached Dwelling ☐	15m	460 sq. m	35	6	1.2	1.2 & 2.4 *	6	7	11	40
	<b>R2</b>	10.1a)	Semi-Detached Dwelling	10m/dwelling	300 sq. m/dwelling	35	6	1.2 & 0 ⊗	2.4 & 0 ⊗	6	7	11	30
	<b>R2</b>	10.1a)	Duplex Dwelling	15m	600 sq. m	35	6	1.2	2.4	6	7	12	30
	<b>R2</b>	10.1b) & 3.25	Converted Dwelling	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)
<b>RESIDENTIAL-3</b>	<b>R3</b>	11.1b) & 3.25	Converted Dwelling	(see Section 3.8)	(see Section 3.8)	(see Section 3.8)	(see Section 3.8)	(see Section 3.8)	(see Section 3.8)	(see Section 3.8)	(see Section 3.8)	(see Section 3.8)	(see Section 3.8)
	<b>R3</b>	11.1a)	Triplex Dwelling	15 m	300 sq. m/dwellingunit	30	6	3	3	6	7	12	20
	<b>R3</b>	11.1a)	Townhouse Dwelling	30 m	300 sq. m/dwellingunit	40	6	3 & 0 ☆	3 & 0 ☆	6	10	12	10
	<b>R3</b>	11.1a)	Street Townhouse Dwelling	6 m	300 sq. m/dwellingunit	40	6	3 & 0 ☆	3 & 0 ☆	6	10	12	10
	<b>R3</b>	11.1a)	Multiple Dwelling	30 m	200 sq. m/dwellingunit	40	10	10 & 0 □	10 & 0 □	10	10	12	10
<b>RESIDENTIAL-4</b>	<b>R4</b>	12.1 a)	All R4 Uses	30 m	1.5 ha	35	10	5	5	10	5	11	30
<b>RESIDENTIAL-5</b>	<b>R5</b>	13.1a)	Single Detached Dwelling ☐	18 m	780 sq. m	35	8	1.2	1.2 & 2.4 *	8	8	11	40
<b>COMMERCIAL-1</b>	<b>C1</b>	14.1	All C1 Uses	0 m	0 m	100	0	0 & 3 ◇	0 & 3 ◇	0	0 & 3 ◇	12	0
<b>COMMERCIAL-2</b>	<b>C2</b>	15.1	All C2 Uses	20m	700 sq. m	50	10 & 7.5 ☐	3 & 6 ◇	3 & 6 ◇	10 & 7.5 ☐	3 & 6 ◇	11	10
<b>COMMERCIAL-3</b>	<b>C3</b>	16.1a)	All C3 Uses	30 m	1,500 sq. m	30	15	4 & 9 ◇	4 & 9 ◇	15	7.5	12	10
<b>COMMERCIAL-4</b>	<b>C4</b>	17.1a)	All C4 Uses	60 m	7000 sq. m	20	30	10	10	30	10	12	10
<b>MIXED COMMERCIAL INDUSTRIAL</b>	<b>CM</b>	18.1a)	All CM Uses	30 m	2500 sq. m	30	15	3 & 7.5 ◇	3 & 7.5 ◇	15	3 & 7.5 ◇	12	10
<b>INDUSTRIAL-1</b>	<b>M1</b>	19.1a)	All M1 Uses	30 m	1,200 sq. m	50	7	3 & 7.5 ◇	3 & 7.5 ◇	7	0 & 7.5 ☆	12	10
<b>INDUSTRIAL-2</b>	<b>M2</b>	20.1a)	All M2 Uses	30 m	1,200 sq. m	50	7.5	3 & 7.5 ◇	3 & 7.5 ◇	7.5	0 & 7.5 ☆	12	10
<b>INDUSTRIAL-4</b>	<b>M4</b>	21.1a)	Pit	n/a	n/a	n/a	15, 30 & 0 △	15, 30 & 0 △	15, 30 & 0 △	15, 30 & 0 △	15, 30 & 0 △	n/a	n/a
	<b>M4</b>	21.1b)	Other	n/a	n/a	n/a	30, 90 & 0 ◁	30, 90 & 0 ◁	30, 90 & 0 ◁	30, 90 & 0 ◁	30, 90 & 0 ◁	12	n/a
<b>INSTITUTIONAL</b>	<b>I</b>	22.1a)	All I Uses	18 m	500 sq. m	50	6	3	3	6	6	12	10
<b>MOBILE HOME PARK/CAMPGROUND</b>	<b>MHP/CG</b>	23.1	All MHP/CG Uses	150 m	40 ha.	n/a	15	15	15	15	15	10	10
<b>OPEN SPACE-1</b>	<b>OS1</b>	24.1a)	All OS1 Uses	15 m	500 sq. m	5	6	6	6	6	6	10.5	n/a
<b>OPEN SPACE-2</b>	<b>OS2</b>	25.1a)	All OS2 Uses	30 m	5,000 sq. m	15	6	6	6	6	6	10.5	n/a
<b>OPEN SPACE-3</b>	<b>OS3</b>	26.1	All OS3 Uses	120 m	20 ha	10	15	15	15	15	15	11	n/a

**Minimum Gross Floor Area Regulations:** 83 sq m minimum for a one-storey dwelling; 75 sq m minimum on the ground floor for a multiple-storey dwelling or 55 sq m on the ground floor for a multiple-storey semi-detached dwelling; 75 sq m minimum for each dwelling unit in a duplex dwelling;

55 sq m minimum for a dwelling unit in a converted dwelling.

**Additional Zone Regulations** applying to multiple zones are contained in Section 3, General Provisions.

**Special Zones**, as listed in Section 5 and following, have site specific zone provisions superceding the "Zone Regulations" of Table "A".

☐ **Single Detached Dwellings:** See Section 3.8, Addition of Second Dwelling Unit.

☒ **A1 & A2 Zones:** 45 m minimum, 30 m where connected to municipal sewers

▽ **A1 & A2 Zones:** 0.8 ha minimum, 0.4 ha minimum were connected to municipal sewers, 1 ha maximum (A1 Zone only)

▽ **A1 & A2 Zones:** 20 m minimum, 8 m minimum for properties listed in Section 5.3.3 or 6.3, 50 metres maximum in accordance with Section 5.3

\* **Single Detached Dwellings:** 1.2 m minimum (one side) and 2.4 m minimum (other side).

⊗ **Semi-Detached Dwellings:** 2.4m minimum, 1.2m minimum if Attached garage,

0 m where a Semi-Detached Dwelling is Attached to a Semi-Detached Dwelling.

☆ **Townhouses & Street Townhouses:** 3 m minimum, 0 m minimum where a Townhouse or Street Townhouse is Attached to a Townhouse or Street Townhouse

□ **Multiple Dwellings:** 10 m minimum, 0 m where a multiple dwelling unit is attached to a multiple dwelling unit.

\*Residential - 6 Zone - see zoning by-law for requirements

◇ **C1, C2, CM, M1 & M2 Zones:** the greater Setback is required from any portion of a Lot Line abutting a Residential Use or Zone.

☐ **C2 Zone:** 7.5 m minimum for a Gasoline Pump Island

☆ **M1 & M2 Zone:** 7.5 m minimum, 0 m from a portion of a Lot Line abutting a Lot in an Industrial Zone or abutting a railroad Right-of-Way.

△ **Aggregate Pit:** no extraction within 15m of a Lot Line, within 30 m of a part of a Lot Line abutting a highway or a Residential Use or Zone, within 0 m of a Lot Line where the abutting Lot is used for the same purpose.

◁ **M4 Zone Other Uses including piled aggregate (excepting earth berms for screening purposes):** 30 m minimum, 90 m minimum from any part of a Lot Line abutting a Residential Use or Zone, 0 m minimum from any part of a Lot Line where the abutting Lot is used for the same purpose.