

Grafton Zoning Bylaw Section 12.6: Proposed Changes

February 6, 2023


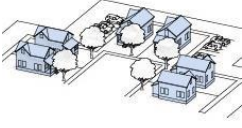

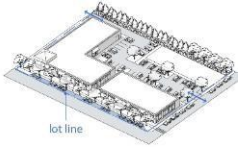
This update is proposed for the purpose of updating the numbering for the Development Types Section 12.6.2 for the Village Mixed Use District.

Proposed changes include:

- Changing the number of Section 12.6.2 to 12.6.3.

Deleted text in red highlight and added text in green highlight:

12.6.2 **12.6.3** Development Types.

| 12.6.3. DEVELOPMENT TYPES AND STANDARDS | | | | |
|---|---|--|---|---|
| | MIXED USE DEV. (MUD) | POCKET NEIGHBORHOOD (PN) | GENERAL RES. DEV. (GRD) | GENERAL COMM. DEV. (GCD) |
| |  |  |  |  |
| 1. DEVELOPMENT STANDARDS | | | | |
| 1.1 | Tract Size (Min.) | 20,000 S.F. | 20,000 S.F. | 20,000 S.F. |
| 1.2 | Tract Street Frontage (Min.) | 80 Ft. | 80 Ft. | 80 Ft. |
| 1.3 | Tract Front Yard (Min.) | Not Required | 20 Ft | Not Required |
| 1.4 | Side/Rear Yard (Min.) | 15 Ft. | 15 Ft. | 15 Ft. |
| 1.5 | Outdoor Amenity Space (Min.) | 15% of Tract Size | 20% of Tract | 20% of Tract Size |
| 1.6 | Outdoor Amenity Space Types | Park, Pocket Park, Playground or Recreation Field, Square, Plaza | Park, Pocket Park, Playground or Recreation Field | Park, Pocket Park, Playground or Recreation Field, Square, Plaza |
| 1.7 | Space Between Buildings (Min.) | 20 Ft | 15 Ft. | 15 Ft. |
| 1.8 | Courtyard Size (Min.) | | 3,000 S.F. | |
| 1.9 | Courtyard Width (Min.) | | 40 Ft. | |
| 1.10 | Courtyard Area Per DU | | 600 S.F. | |
| 2. PERMITTED BUILDING TYPES | | | | |
| 2.1 | | Multi-Family, SF Attached, Live-Work/Shophouse, General Commercial, Mixed-Use, Flex Space/Fabrication, Community | Cottage, Cooperative (Multi-Family Buildings with a maximum of 3 dwelling units) | Multi-Family, SF Attached, Live-Work/Shophouse, Community |
| 3. ADDITIONAL STANDARDS | | | | |
| 3.1 | | | Maximum Cottage Unit GFA is 1,400 GFA | |
| 3.2 | | | Maximum Cohousing Unit GFA is 1,800 GFA | |
| 3.3 | | | Cottage Courts and Cohousing Developments may include a community garden, common house, co-work space, and other common access site amenities | |