

# Grafton Zoning Bylaw Section 12.6: Proposed Changes

## February 6, 2023


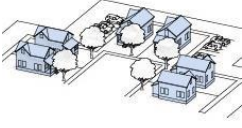

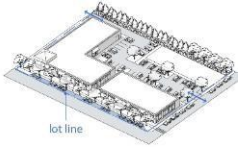
This update is proposed for the purpose of updating the numbering for the Development Types Section 12.6.2 for the Village Mixed Use District.

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)
				
<b>1. DEVELOPMENT STANDARDS</b>				
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.	
<b>2. PERMITTED BUILDING TYPES</b>				
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
<b>3. ADDITIONAL STANDARDS</b>				
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	