

TABLE OF USES AND NORMS

IDENTIFICATION OF THE ZONE		RB-1	RB-2	RB-3	RB-4	RB-5	RB-6	RB-7
P E R M I T T E D	RESIDENTIAL							
	SINGLE - FAMILY DWELLING							
	- Detached							
	- Semi-detached							
	- Row, maximum two (2) storeys							
	- Garden apartments, maximum two (2) storeys							
	TWO - FAMILY DWELLING							
	- Detached	●	●	●	●	●	●	●
	- Semi-detached	●	●	●	●	●	●	●
	- Row, maximum three (3) storeys							
U S E S	MULTI - FAMILY DWELLING							
	- From three (3) storeys to a maximum of five (5) storeys							
	- From six (6) storeys to a maximum of eight (8) storeys							
	- From nine (9) storeys to a maximum of fifteen (15) storeys							
	- From sixteen (16) storeys to a max. of twenty (20) storeys							
● MIXED DWELLING								
N O R M S	ESTABLISHMENT OF BUILDINGS IN m							
	MINIMUM FRONT SETBACK DETACHED DWELLING	4,57	4,57	4,57	4,57	4,57	4,57	4,57
	MINIMUM FRONT SETBACK SEMI-DETACHED DWELLING	6,09	6,09	6,09	6,09	6,09	6,09	6,09
	MINIMUM FRONT SETBACK ROW DWELLING							
	MINIMUM REAR SETBACK							
	- In metres							
	- In percentage (%) of the depth of the land	25%	25%	25%	25%	25%	25%	25%
	MINIMUM LATERAL SETBACKS DETACHED DWELLING							
	- First lateral	3,96	3,96	3,96	3,96	3,96	3,96	3,96
	- Second lateral	3,96	3,96	3,96	3,96	3,96	3,96	3,96
	- If corner land (street side)	4,57	4,57	4,57	4,57	4,57	4,57	4,57
	MINIMUM LATERAL SETBACKS SEMI - DETACHED DWELLING							
	- First lateral	3,96	3,96	3,96	3,96	3,96	3,96	3,96
	- Second lateral	3,96	3,96	3,96	3,96	3,96	3,96	3,96
	- If corner land (street side)	4,57	4,57	4,57	4,57	4,57	4,57	4,57
	MINIMUM LATERAL SETBACKS DUPLEX - DWELLING (ROW)							
	- If two (2) storeys (first and second laterals)							
	- If three (3) storeys (first and second laterals)							
	- If corner land (street side)							
	RATIOS							
	LAND COVERAGE (Maximum)	40%	40%	40%	40%	40%	40%	40%
	FLOOR SPACE INDEX (MIN / MAX)	0,8 @ 1,0	0,8 @ 1,0	0,8 @ 1,0	0,8 @ 1,0	0,8 @ 1,0	0,8 @ 1,0	0,8 @ 1,0
	DIMENSIONS OF LAND IN m							
	MINIMUM LAND AREA (m ²) (DETACHED)	464,5	464,5	464,5	464,5	464,5	464,5	464,5
	MINIMUM FRONTAGE OF INTERIOR LAND (DETACHED DWELLING)							
	- Regular	18,59	18,59	18,59	18,59	18,59	18,59	18,59
	- Irregular	12,19	12,19	12,19	12,19	12,19	12,19	12,19
MINIMUM FRONTAGE OF CORNER LAND (DETACHED DWELLING)	19,2	19,2	19,2	19,2	19,2	19,2	19,2	
MINIMUM LAND AREA (m ²) (SEMI - DETACHED DWELLING)	882,55	882,55	882,55	882,55	882,55	882,55	882,55	
MIN. FRONTAGE OF INTERIOR LAND (SEMI-DETACHED DWELL.)								
- Regular	29,26	29,26	29,26	29,26	29,26	29,26	29,26	
- Irregular	19,05	19,05	19,05	19,05	19,05	19,05	19,05	
MIN. FRONTAGE OF CORNER LAND (SEMI - DETACHED DWELLING)	29,87	29,87	29,87	29,87	29,87	29,87	29,87	
MINIMUM LAND AREA (m ²) (ROW DWELLING)								
MINIMUM FRONTAGE OF INTERIOR LAND (ROW DWELLING)								
- Regular								
- Irregular								
MINIMUM FRONTAGE OF CORNER LAND (ROW DWELLING)								
SPECIAL NORMS								
SPECIAL NORMS								
N O T E S								

TABLE OF USES AND NORMS

IDENTIFICATION OF THE ZONE		RB-8	RB-9	RB-10	RB-11	RB-12	RB-13	RB-14
P E R M I T T E D	RESIDENTIAL							
	SINGLE - FAMILY DWELLING							
	- Detached							
	- Semi-detached							
	- Row, maximum two (2) storeys							
	- Garden apartments, maximum two (2) storeys							
	TWO - FAMILY DWELLING							
	- Detached	●	●	●	●	●	●	●
	- Semi-detached	●	●	●	●	●	●	●
	- Row, maximum three (3) storeys							
U S E S	MULTI - FAMILY DWELLING							
	- From three (3) storeys to a maximum of five (5) storeys							
	- From six (6) storeys to a maximum of eight (8) storeys							
	- From nine (9) storeys to a maximum of fifteen (15) storeys							
	- From sixteen (16) storeys to a max. of twenty (20) storeys							
● MIXED DWELLING								
N O R M S	ESTABLISHMENT OF BUILDINGS IN m							
	MINIMUM FRONT SETBACK DETACHED DWELLING	4,57	6,09	6,09	6,09	4,57	4,57	4,57
	MINIMUM FRONT SETBACK SEMI-DETACHED DWELLING	6,09	6,09	6,09		6,09	6,09	6,09
	MINIMUM FRONT SETBACK ROW DWELLING							
	MINIMUM REAR SETBACK							
	- In metres		9,14	9,14	9,14			
	- In percentage (%) of the depth of the land	25%				25%	25%	25%
	MINIMUM LATERAL SETBACKS DETACHED DWELLING							
	- First lateral	3,96	1,98	1,98	1,98	3,96	3,96	3,96
	- Second lateral	3,96	3,65	3,65	3,65	3,96	3,96	3,96
	- If corner land (street side)	4,57	4,57	4,57	4,57	4,57	4,57	4,57
	MINIMUM LATERAL SETBACKS SEMI - DETACHED DWELLING							
	- First lateral	3,96	3,96	3,96		3,96	3,96	3,96
	- Second lateral	3,96	3,96	3,96		3,96	3,96	3,96
	- If corner land (street side)	4,57	4,57	4,57		4,57	4,57	4,57
	MINIMUM LATERAL SETBACKS DUPLEX - DWELLING (ROW)							
	- If two (2) storeys (first and second laterals)							
	- If three (3) storeys (first and second laterals)							
	- If corner land (street side)							
	RATIOS							
	LAND COVERAGE (Maximum)	40%	35%	35%	35%	40%	40%	40%
	FLOOR SPACE INDEX (MIN / MAX)	0,8 @ 1,0	0,8 @ 1,0	0,8 @ 1,0	0,8 @ 1,0	0,8 @ 1,0	0,8 @ 1,0	0,8 @ 1,0
	DIMENSIONS OF LAND IN m							
	MINIMUM LAND AREA (m ²) (DETACHED)	464,5	557,4	557,4	557,4	464,5	464,5	464,5
	MINIMUM FRONTAGE OF INTERIOR LAND (DETACHED DWELLING)							
- Regular	18,59	18,28	18,28	18,28	18,59	18,59	18,59	
- Irregular	12,19	12,19	12,19	12,19	12,19	12,19	12,19	
MINIMUM FRONTAGE OF CORNER LAND (DETACHED DWELLING)	19,2	19,81	19,81	19,81	19,2	19,2	19,2	
MINIMUM LAND AREA (m ²) (SEMI - DETACHED DWELLING)	882,55	882,55	882,55		882,55	882,55	882,55	
MIN. FRONTAGE OF INTERIOR LAND (SEMI-DETACHED DWELL.)								
- Regular	29,26	28,95	28,95		29,26	29,26	29,26	
- Irregular	19,05	19,05	19,05		19,05	19,05	19,05	
MIN. FRONTAGE OF CORNER LAND (SEMI - DETACHED DWELLING)	29,87	30,48	30,48		29,87	29,87	29,87	
MINIMUM LAND AREA (m ²) (ROW DWELLING)								
MINIMUM FRONTAGE OF INTERIOR LAND (ROW DWELLING)								
- Regular								
- Irregular								
MINIMUM FRONTAGE OF CORNER LAND (ROW DWELLING)								
SPECIAL NORMS								
SPECIAL NORMS								
N O T E S								

TABLE OF USES AND NORMS

IDENTIFICATION OF THE ZONE		RB-15	RB-16	RB-17	RB-18	RB-19		
P E R M I T T E D U S E S ●	RESIDENTIAL							
	SINGLE - FAMILY DWELLING							
	- Detached							
	- Semi-detached							
	- Row, maximum two (2) storeys							
	- Garden apartments, maximum two (2) storeys							
	TWO - FAMILY DWELLING							
	- Detached	●	●					
	- Semi-detached	●			●	●	●	
	- Row, maximum three (3) storeys			●				
	MULTI - FAMILY DWELLING							
	- From three (3) storeys to a maximum of five (5) storeys							
	- From six (6) storeys to a maximum of eight (8) storeys							
- From nine (9) storeys to a maximum of fifteen (15) storeys								
- From sixteen (16) storeys to a max. of twenty (20) storeys								
● MIXED DWELLING								
N O R M S	ESTABLISHMENT OF BUILDINGS IN m							
	MINIMUM FRONT SETBACK DETACHED DWELLING	6,09	6,09					
	MINIMUM FRONT SETBACK SEMI-DETACHED DWELLING	6,09			4,57	4,57		
	MINIMUM FRONT SETBACK ROW DWELLING			4,57				
	MINIMUM REAR SETBACK							
	- In metres	9,14	9,14	9,14	3,05	3,05		
	- In percentage (%) of the depth of the land							
	MINIMUM LATERAL SETBACKS DETACHED DWELLING							
	- First lateral	1,98	1,98					
	- Second lateral	3,65	3,65					
	- If corner land (street side)	4,57	4,57					
	MINIMUM LATERAL SETBACKS SEMI - DETACHED DWELLING							
	- First lateral	3,96			1,98	1,98		
	- Second lateral	3,96			2,29 (28)	2,29 (28)		
	- If corner land (street side)	4,57			4,57	4,57		
	MINIMUM LATERAL SETBACKS DUPLEX DWELLING (ROW)							
	- If two (2) storeys (first and second laterals)			1,98				
	- If three (3) storeys (first and second laterals)			2,29				
	- If corner land (street side)							
	RATIOS							
	LAND COVERAGE (Maximum)	35%	35%	35%	35%	35%		
	FLOOR SPACE INDEX (MIN / MAX)	0,8 @ 1,0	0,8 @ 1,0	0,8 @ 1,0	0,8 @ 1,0	0,8 @ 1,0		
	DIMENSIONS OF LAND IN m							
	MINIMUM LAND AREA (m ²) (DETACHED)	557,4	557,4					
	MINIMUM FRONTAGE OF INTERIOR LAND (DETACHED DWELLING)							
	- Regular	18,28	18,28					
	- Irregular	12,19	12,19					
	MINIMUM FRONTAGE OF CORNER LAND (DETACHED DWELLING)	19,81	19,81					
	MINIMUM LAND AREA (m ²) (SEMI - DETACHED DWELLING)	882,55			882,55	882,55		
	MIN. FRONTAGE OF INTERIOR LAND (SEMI-DETACHED DWELL.)							
	- Regular	28,95			28,95	28,95		
	- Irregular	19,05			19,05	19,05		
	MIN. FRONTAGE OF CORNER LAND (SEMI - DETACHED DWELLING)	30,48			30,48	30,48		
MINIMUM LAND AREA (m ²) (ROW DWELLING)			1625,75					
MINIMUM FRONTAGE OF INTERIOR LAND (ROW DWELLING)								
- Regular			34,75					
- Irregular								
MINIMUM FRONTAGE OF CORNER LAND (ROW DWELLING)								
SPECIAL NORMS								
SPECIAL NORMS				(27)				
N O T E S	(27) The maximum number of units is four (4) for each row dwelling.							
	(28) For a building of three (3) storeys only.							