

**Town of Amherst**

**By-Law to Amend the Land Use By-Law (P-2-11)**

1. The purpose of this by-law is to amend the Land Use By-Law of the Town of Amherst with respect to the matter of street frontage and side yard setback requirements for new residential building lots.
2. The Land Use By-Law is hereby amended by removing exiting Sections 7.2.3 and 7.3 and replacing them with the following:

**7.2.3 Zone Requirements**

In any Residential Zone, all development permits shall be issued in conformity with the following requirements:

**(a) Single Detached Dwelling**

Minimum lot area	450 m <sup>2</sup>
Minimum lot frontage	15 m
Minimum front yard	6 m
Minimum rear yard	6 m
Minimum side yard	One side 1.3 m
	Other side 3 m
Minimum flanking yard	6m
Maximum height	11 m

**7.3 Low Density Residential Zone**

In any Residential Zone, all development permits shall be issued in conformity with the following requirements:

**(a) Single Detached Dwelling**

Minimum lot area	450 m <sup>2</sup>
Minimum lot frontage	15 m
Minimum front yard	6 m
Minimum rear yard	6 m
Minimum side yard	One side 1.3 m
	Other side 3 m
Minimum flanking yard	6m
Maximum height	11 m