

## 16 Borough of Mont-Royal

### Established areas

#### Orientation

##### Maintain area character

Zoning by-laws will aim to maintain the existing built form, which presents the following characteristics:

##### Sector 16-01:

- Building height of three to six stories above ground;
- Detached or row;
- Medium site coverage.

##### Sector 16-02:

- Building height of two to four stories above ground;
- Detached or semi-detached;
- Medium site coverage.

##### Sector 16-03:

- Building height of two or three stories above ground;
- Medium site coverage.

##### Sector 16-04:

- Building height of two or three stories above ground;
- Semi-detached or row;
- Medium site coverage.

##### Sector 16-05:

- Building height of one to three stories above ground;
- Detached or semi-detached;
- Low or medium site coverage.

##### Sector 16-06:

- Building height of two to six stories above ground;
- Detached or semi-detached;
- Medium site coverage.

##### Sector 16-07:

- Building height of two to four stories above ground;
- Low or medium site coverage.

##### Sector 16-08:

- Building height of three to six stories above ground;
- Detached;
- Medium site coverage.

##### Sector 16-09:

- Building height of one to six stories above ground;
- Detached;
- Medium site coverage.

##### Sector 16-10:

- Building height of two to eight stories above ground;
- Detached or semi-detached;
- Medium or high site coverage.

##### Sector 16-11:

- Building height of two or three stories above ground;
- Semi-detached or row;
- Medium site coverage.

##### Sector 16-12:

- Building height of four to eight stories above ground;
- Detached;
- Medium site coverage.

##### Sector 16-13:

- Building height of two to six stories above ground;
- Detached;
- Medium or high site coverage.

## 16 Borough of Mont-Royal

### Areas to be built or transformed

#### Orientation

##### Renew area character

Zoning by-laws will permit a new built form, which presents the following characteristics:

##### Sector 16-T1:

- Building height of two to five stories above ground;
- High site coverage;
- Minimum F.A.R.: 1.5;
- Maximum F.A.R.: 4.0.

##### Sector 16-T2:

- Building height of two to six stories above ground;
- Detached or semi-detached;
- High site coverage;
- Minimum F.A.R.: 1.5;
- Maximum F.A.R.: 5.0.

##### Sector 16-T3:

- Building height of one to six stories above ground;
- Detached;
- Medium site coverage;
- Minimum F.A.R.: 0.5;
- Maximum F.A.R.: 4.0.

##### Sector 16-T4:

- Building height of two to six stories above ground;
- Detached or semi-detached;
- Medium or high site coverage;
- Minimum F.A.R.: 0.5;
- Maximum F.A.R.: 4.0.

