Borough of Pierrefonds-Roxboro

Established areas

**Orientation**

Maintain area character

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

**Sector 18-01:**
- Building height of one or two stories above ground;
- Detached;
- Low or medium site coverage.

**Sector 18-02:**
- Building height of one or two stories above ground;
- Detached;
- Low site coverage.

Zoning by-laws will ensure the preservation of the sector’s rural character, including low-density housing, agricultural activities and natural areas to be preserved.

**Sector 18-03:**
- Building height of one to four stories above ground;
- Low or medium site coverage.

**Sector 18-04:**
- Building height of one to four stories above ground;
- Low or medium site coverage.

**Sector 18-05:**
- Building height of one to three stories above ground;
- Low or medium site coverage.

**Sector 18-06:**
- Building height of one to eight stories above ground;
- Low or medium site coverage.

**Sector 18-07:**
- Building height of one to ten stories above ground;
- Detached or semi-detached;
- Low or medium site coverage.

**Sector 18-08:**
- Building height of one to six stories above ground;
- Low or medium site coverage.

**Sector 18-09:**
- Building height of one to four stories above ground;
- Detached;
- Low or medium site coverage.

Zoning by-laws may recognize existing buildings as well as real estate projects duly authorized at the time of the adoption of the Plan that do not conform to the above parameters.
## Borough of Pierrefonds-Roxboro

### Areas to be built or transformed

<table>
<thead>
<tr>
<th>Orientation</th>
<th>Renew area character</th>
<th>Zoning by-laws will permit a new built form, which presents the following characteristics:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sector 18-T1:</td>
<td>Building height of one to twelve stories above ground;</td>
<td>• Building height of one to twelve stories above ground;</td>
</tr>
<tr>
<td></td>
<td>Low or medium site coverage;</td>
<td>• Low or medium site coverage;</td>
</tr>
<tr>
<td></td>
<td>Minimum F.A.R.: 0.2;</td>
<td>• Minimum F.A.R.: 0.2;</td>
</tr>
<tr>
<td>Sector 18-T2:</td>
<td>Building height of one to sixteen stories above ground;</td>
<td>Zoning by-laws will ensure the conservation of the natural areas.</td>
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<tr>
<td></td>
<td>Low or medium site coverage;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Minimum F.A.R.: 0.5;</td>
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<tr>
<td></td>
<td>Maximum F.A.R.: 3.0.</td>
<td></td>
</tr>
</tbody>
</table>

Zoning by-laws may recognize existing buildings as well as real estate projects duly authorized at the time of the adoption of the Plan that do not conform to the above parameters.