

PART 2.130 – RK-24 ZONE, KINGSTON STREET MULTIPLE DWELLING DISTRICT

2.130.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. All of the uses permitted in the R1-B Zone, Single Family Dwelling District, subject to the regulations applicable in that zone;
- b. All of the uses permitted in the R-2 Zone, Two Family Dwelling District, subject to the regulations applicable in that zone;
- c. Attached dwelling, subject to the regulations contained in this Part.

2.130.2 Lot Area, Lot Width

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|------------------------------|-------------------|
| a. <u>Lot area</u> (minimum) | 555m ² |
| b. <u>Lot width</u> | 18m |

2.130.3 Density

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|--|-------------------|
| a. <u>Floor space ratio</u> (maximum) | 0.6 to 1 |
| b. <u>Lot area per dwelling unit</u> (minimum) | 160m ² |

2.130.4 Height, Storeys, Roof Decks

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|-------------------------------------|---|
| a. <u>Building height</u> (maximum) | 8.5m from <u>grade</u> to the highest ceiling |
| b. <u>Storeys</u> (maximum) | 2½ |
| c. <u>Roof deck</u> | Not permitted |

2.130.5 Dwelling Configuration

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|---|---|
| a. Number of <u>single family dwellings</u> , <u>two family dwellings</u> and <u>attached dwellings</u> per lot | No restrictions |
| b. Number of dwelling units per <u>attached dwelling</u> (maximum) | 4, unless connected by an uncovered carport to another <u>attached dwelling</u> |

2.130.6 Setbacks

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|---|------|
| a. <u>Front yard setback</u> (Kingston) (minimum) | 2.5m |
| b. <u>Rear yard setback</u> (minimum) | 2.5m |
| c. <u>Side yard setback</u> (Oswego) | 2.5m |

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|--|------|
| d. <u>Side yard setback</u> (Interior) (minimum) | 3.5m |
| e. <u>Separation setback</u> between <u>attached dwellings</u> | 2.4m |

2.130.7 Site Coverage, Open Space

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|-------------------------------------|-----|
| a. <u>Site coverage</u> (maximum) | 35% |
| b. <u>Open Site Space</u> (minimum) | 45% |

2.130.8 Parking

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|-----------------------------------|--|
| a. Parking | 1.3 parking stalls per <u>dwelling unit</u> |
| b. Surface parking landscape area | Surface parking is to be surrounded by a landscaped area not less than 30cm wide, and by a landscape screen not less than 1.5m high. |

2.130.9 Definitions

In this Part:

"separation setback" means the horizontal distance measured at right angles from the outside face of building wall.