

**PART 2.131 – RK-25 ZONE, SHELBOURNE4 TOWNHOUSE DISTRICT****2.131.1 Permitted Uses in this Zone**

The only uses permitted in this Zone are:

- a. All of the uses permitted under Part 1.23 for the R1-S2 Zone, Restricted Small Lot (Two-Storey) District, subject to the regulations applicable in that zone;
- b. All of the uses permitted under Part 1.2 for the R1-B Zone, Single Family Dwelling District, subject to the regulations applicable in that zone;
- c. All of the uses permitted under Part 2.1 for the R-2 Zone, Two Family Dwelling District, subject to the regulations applicable in that zone;
- d. Attached dwellings, subject to the regulations contained in this Part.

**2.131.2 Lot Area, Lot Width**

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

**2.131.3 Density**

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|---------------------------------------|-------------------|
| a. <u>Floor space ratio</u> (maximum) | 0.6 to 1          |
| b. <u>Lot area per unit</u> (minimum) | 219m <sup>2</sup> |

**2.131.4 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 <u>storeys</u>                             |
| c. <u>Roof deck</u>                 | Not permitted                                 |

**2.131.5 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 <u>lot</u> | No restrictions  |
| b. Number of <u>attached dwellings</u> per building (maximum)  | 4, unless connected by a carport to another <u>attached dwelling</u> |

### 2.131.6 Setbacks

- |   |   |
|---|---|
| a. <u>Front yard setback</u> (minimum)<br>except for the following maximum projections<br>into the setback: | 10.7m   |
| • Steps less than 1.7m in height  | 2.5m  |
| • Porch   | 1.6m  |
| b. <u>Side yard setback, rear yard setback and<br/>separation setback</u> (minimum)                         | (a) 2.5m from blank walls and windows of<br>non- <u>habitable rooms</u><br>(b) 4m from main windows of <u>habitable<br/>rooms</u> other than living room<br>(c) 7.5m from main windows of a living room |
| c. Separation space between buildings   | 5m or combined <u>separation setbacks</u> ,<br>whichever is more.   |

### 2.131.7 Site Coverage, Open Space

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|-------------------------------------|-----|
| a. <u>Site coverage</u> (maximum)   | 33% |
| b. <u>Open Site Space</u> (minimum) | 45% |

### 2.131.8 Parking

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|--|---|
| a. Parking   | Subject to the regulations of Schedule "C",<br>expect as otherwise specified by the<br>regulations in this Part |
| b. Setback of vehicle parking and turnaround<br>area (minimum) | 8m from Shelbourne Street   |
| c. Location of parking spaces                                  | Up to one-third of vehicle parking spaces<br>may be located behind other parking spaces                         |

### 2.131.9 Definitions

In this Part:

"living room" means a habitable room not used for sleeping or dining;

"separation setback" means the horizontal distance measured at right angles from the outside face of a building wall in which the window is situated.