

## PART 2.138 – RT ZONE, TRADITIONAL RESIDENTIAL ATTACHED DWELLING DISTRICT

### 2.138.1 Permitted Uses in this Zone

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

- a. Single family dwelling, subject to the regulations contained in Part 1.2
- b. Two family dwelling, subject to the regulations in Part 2.1
- c. Attached dwelling and semi-attached dwelling, subject to the regulations in this Part

### 2.138.2 Lot Area and Width

- a. Lot area (minimum) 920.0m<sup>2</sup>
- b. Lot width (minimum) 20.0m average lot width
- c. An attached dwelling or semi-attached dwelling may not be located on a lot with a lot area less than 920.0 m<sup>2</sup>

### 2.138.3 Density

- |                                    |       |
|------------------------------------|-------|
| <u>Floor space ratio</u> (maximum) | 1.0:1 |
|------------------------------------|-------|

### 2.138.4 Height, Storeys and Roof Decks

- a. Principal building height (maximum) 10.5m
- b. Storeys (maximum) 3
- c. Roof deck Not permitted

### 2.138.5 Building Form and Size

- a. Number of self-contained dwelling units per attached dwelling (maximum) 4
- b. Floor area for a self-contained dwelling unit within an attached dwelling or semi-attached dwelling (minimum) 100m<sup>2</sup>
- c. More than one semi-attached dwelling or attached dwellings may be located on a lot

### 2.138.6 Setbacks

- a. Setback from Shelbourne Street for lots bordering the west side of Shelbourne Street (minimum) 10.7m
- b. Front yard setback for all other lots (minimum) 6.0m
- c. Rear yard setback (minimum) 4.0m
- d. Side yard setback from interior lot lines (minimum) 4.0m

Words that are underlined see definitions in Schedule "A" of the Zoning Regulation Bylaw

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|---|------|
| e. Flanking <u>street setback</u> for a <u>corner lot</u> (minimum) | 6.0m |
| f. Separation space between buildings (minimum)                     | 5.0m |

### 2.138.7 Site Coverage, Open Site Space

- |                                     |     |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum)   | 50% |
| b. <u>Open site space</u> (minimum) | 30% |

### 2.138.8 Vehicle and Bicycle Parking

- |                                     |  |
|-------------------------------------|--|
| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule "C" |
| b. Bicycle parking (minimum)        | Subject to the regulations in Schedule "C" |