

SCHEDULE
PART 2.28

R-K-R ZONE, RICHARDSON STREET ATTACHED DWELLING DISTRICT

- Permitted Uses
- 1 The following uses are permitted:
 - (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 dwellings.
- Floor space ratio
- 2 The floor space ratio may not exceed .70 to 1.
- Site area
- 3 The minimum area of any lot shall be 1,320 m² or the number of dwelling units on any lot multiplied by 220 m².
- Height
- 4 No building may exceed 8 m in height to the highest ceiling, nor two storeys.
- Setbacks
- 5 The minimum setback from Richardson Street for any building built prior to 1990 shall be 3.9 m and for any other building shall be 4.8 m.
 - 6 The minimum setback from Cornwall Street, the east lot line and the rear lot line shall be:
 - (a) 1.5 m from any blank wall and any windows of non habitable rooms for a distance of 4.5 m along any internal boundary;
 - (b) 4 m from the south lot line and 3.5 m from the east lot line for any main windows of any habitable room other than a living room;

- (c) 4 m from Cornwall Street for any main window of a living room;
- (d) 6.1 m from the east lot line and the south lot line for any main window of a living room;
- (e) for any deck, 3 m from Cornwall Street, and 3.5 m from the east lot line and the south lot line.

7 The minimum separation distance between any attached dwellings shall be 5.75 m between any blank wall and another wall with a living room window.

General Regulations

8 Except as provided in this part, the regulations and definitions applicable in the R-K Zone, Medium Density Attached Dwelling District apply to any attached dwellings.