

PART 2.76 - RK-9 ZONE, COOK TOWNHOUSE DISTRICT

Uses	1	All of the uses permitted in the R-K Zone, Medium Density Attached Dwelling District, are permitted in this Zone.
Lot Area	2	The area of a <u>lot</u> must be at least <ul style="list-style-type: none"> (a) 920 m²; and (b) 160 m² for every <u>dwelling unit</u> on the <u>lot</u>.
Height	3	A <u>building</u> must not exceed 10.5 m nor 3 <u>storeys</u> in <u>height</u> .
Floor Space Ratio	4	The <u>floor space ratio</u> must not exceed 0.95 to 1.
Lot Coverage	5	The <u>site coverage</u> must not exceed 40%.
Open Space	6	<u>Open site space</u> must occupy at least 50% of a <u>lot</u> .
Setbacks	7	<ul style="list-style-type: none"> (1) The <u>setback</u> from a <u>front lot line</u> must be at least 4.5 m. (2) The average <u>setback</u> must be at least 6 m from a <u>front lot line</u> to the walls of a <u>building</u> that are on the <u>lot</u> to which that <u>front lot line</u> applies and that are facing it.
Parking	8	There must be at least 1.4 parking spaces on a <u>lot</u> for every <u>dwelling unit</u> on that <u>lot</u> .
General	9	Except as provided in this Part, the regulations applicable in the R-K Zone, Medium Density Attached Dwelling District apply in this Zone.