

## PART 3.106 – R-82 ZONE, CALEDONIA MULTIPLE DWELLING DISTRICT

### 3.106.1 Permitted Uses in this Zone

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

- a. Uses permitted in the R1-B Zone, Single Family Dwelling District, subject to the regulations set out in Part 1.2 of the Zoning Regulation Bylaw
- b. Uses permitted in the R-2 Zone, Two Family Dwelling District, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw
- c. Multiple Dwelling

### 3.106.2 Lot Area – Multiple Dwelling

<u>Lot area</u> (minimum)	600m <sup>2</sup>
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### 3.106.3 Floor Area, Floor Space Ratio – Multiple Dwelling

- a. Total floor area (maximum) 520m<sup>2</sup>
- b. Floor space ratio (maximum) 0.87:1

### 3.106.4 Height, Storeys – Multiple Dwelling

- a. Principal building height (maximum) 9.25m
- b. Storeys (maximum) 3.5

### 3.106.5 Setbacks, Projections – Multiple Dwelling

- a. Front yard setback (minimum) 3.9m

Except for the following maximum projections into the setback:

- Steps less than 2.7m in height 2.0m

- b. Rear yard setback (minimum) 20m

Except for the following maximum projections into the setback:

- Steps less than 2.7m in height 2.0m

- c. East side yard setback from interior lot line (minimum) 1.3m
- d. West side yard setback from interior lot line (minimum) 2.6m
- e. Combined side yard setbacks (minimum) 3.9m

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**3.106.6 Site Coverage, Open Site Space – Multiple Dwelling**

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|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum)   | 32% |
| b. <u>Open site space</u> (minimum) | 36% |

**3.106.7 Vehicle and Bicycle Parking – Multiple Dwelling**

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|-------------------------------------|--|
| a. <u>Vehicle parking</u> (minimum) | 1 space per multiple dwelling unit         |
| b. <u>Visitor parking</u> (minimum) | 0  |
| c. Bicycle parking (minimum)        | Subject to the regulations in Schedule “C” |