

# PART 3.120 – R-88 ZONE, NIAGARA & THETIS MULTIPLE DWELLING DISTRICT

## 3.120.1 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

## 3.120.2 Lot Area

- a. Lot area (minimum) 550m<sup>2</sup>

## 3.120.3 Floor Area, Floor Space Ratio

- a. Total floor area (maximum) 580m<sup>2</sup>
- b. Floor space ratio (maximum) 1.05:1

## 3.120.4 Height

- a. Principal building height (maximum) 10m
- b. Storeys (maximum) 3

## 3.120.5 Setbacks, Projections

- a. Front yard setback (minimum) 5.0m  
Except for the following maximum projections into the setback:
  - Steps less than 1.7m in height 3.1m
- b. Rear yard setback (minimum) 5.0m
- c. Side yard setback from interior lot lines (minimum) 3.0m
- d. Side yard setback on a flanking street (minimum) 1.5m

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### 3.120.6 Site Coverage, Open Site Space

- |                                     |     |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum)   | 40% |
| b. <u>Open site space</u> (minimum) | 30% |

### 3.120.7 Vehicle and Bicycle Parking

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|------------------------------|--|
| a. Vehicle parking (minimum) | Subject to the regulations in Schedule “C” |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |

Bylaw 18-092 adopted January 31, 2019

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