

# PART 3.130 – R-96 ZONE, ELFORD DWELLING DISTRICT

## 3.130.1 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. Multiple dwelling
- c. Home occupation subject to the regulations in Schedule “D”
- d. Accessory Buildings subject to the regulations in Schedule “F”

## 3.130.2 Lot Area

Lot area (minimum) 500m<sup>2</sup>

## 3.130.3 Floor Space Ratio

Floor space ratio (maximum) 0.6:1

## 3.130.4 Height

Principal building height (maximum) 9.5m

## 3.130.5 Setbacks

- a. Front yard setback (minimum) 5m
- b. Rear yard setback (minimum) 11.5m
- c. Side yard setback (north) (minimum) 1.5m
- d. Side yard setback (south) (minimum) 4m

## 3.130.6 Site Coverage

Site Coverage (maximum) 27%

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

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**3.130.7 Vehicle and Bicycle Parking**

- a. Vehicle parking for a multiple dwelling (minimum) 5 parking spaces
- b. Minimum width of vehicular parking landscaping strip along rear property line (minimum) 0.6m
- c. Minimum width of vehicular parking landscaping strip along the side property lines (minimum) 0.3m
- d. Bicycle parking (minimum) Subject to the regulations in Schedule “C”

Bylaw No. 20-005 adopted February 13, 2020

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