

## PART 3.132 – R-98 ZONE, DALLAS ROAD MULTIPLE DWELLING DISTRICT

### 3.132.1 Permitted Uses in this Zone

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

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

- a. Multiple dwelling, subject to the regulations set out in this Part

### 3.132.2 Lot Area, Site Area Per Unit, Lot Width

- a. Lot area (minimum) 665m<sup>2</sup>
- b. Site area for each dwelling unit (minimum) 220m<sup>2</sup>
- c. Lot width (minimum) 15m average lot width

### 3.132.3 Floor Area, Floor Space Ratio

- a. Floor area for the first and second storeys combined (maximum) 339m<sup>2</sup>
- b. Total floor area of all levels combined including basement (maximum) 492m<sup>2</sup>
- c. Floor space ratio (maximum) 0.51:1

### 3.132.4 Height, Storeys, Roof Decks

- a. Principal building height (maximum) 7.6 m
- b. Storeys (maximum) 2
- c. Roof deck Not permitted

### 3.132.5 Setbacks, Projections

- a. Front yard setback (minimum) 7.5m  
Except for the following maximum projections into the setback:
  - steps 1.5m
- b. Rear yard setback (minimum) 13.0m
- c. Side yard setback (east) from interior lot lines (minimum) 1.8m
- d. Side yard setback (west) from interior lot lines (minimum) 3.3m
- e. Separation space between buildings (minimum) 5.0m

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

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### 3.132.6 Site Coverage, Open Site Space

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| a. <u>Site Coverage</u> (maximum)              | 35% |
| b. <u>Open site space</u> (minimum)            | 50% |
| c. <u>Open site space, rear yard</u> (minimum) | 33% |

### 3.132.7 Outdoor Features

The setbacks set out in Section 3.132.5 apply to outdoor features as though they are buildings.

Outdoor features shall not exceed a height of 3.5m from natural grade or finished grade, whichever is lower.

### 3.132.8 Vehicle and Bicycle Parking

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