

PART 3.133 – R-99 ZONE, MULTIPLE DWELLING RICHARDSON DISTRICT

3.133.1 Definitions

In this Part, “ground-oriented multiple dwelling” means a building containing three or more self-contained dwelling units, at least half of which have individual and direct access at grade level.

3.133.2 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. Ground-oriented multiple dwelling

3.133.3 Lot Area

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|-------------------------------|--------------------|
| a. <u>Lot area</u> (minimum) | 1700m ² |
| b. <u>Lot width</u> (minimum) | 17m |

3.133.4 Floor Area, Floor Space Ratio

- | | |
|---------------------------------------|--------------------|
| a. <u>Total floor area</u> (maximum) | 1160m ² |
| b. <u>Floor space ratio</u> (maximum) | 0.67:1 |

3.133.5 Height, Storeys

- | | |
|---|---------------|
| a. Principal <u>building height</u> (maximum) | 7.6m |
| b. <u>Storeys</u> (maximum) | 2.5 |
| c. <u>Roof deck</u> | Not permitted |

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3.133.6 Setbacks, Projections, Building Separation

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|--|-------|
| a. <u>Front yard setback</u> (minimum) | 6m |
| Except for the following maximum projections into the <u>setback</u> : | |
| Steps less than 1.7m in <u>height</u> | 2.0m |
| b. <u>Rear yard setback</u> (minimum) | 7.5m |
| c. <u>Side yard setback</u> from the east property line (minimum) | 1.8m |
| d. <u>Side yard setback</u> from the west property line (minimum) | 1.25m |
| e. Separation between <u>buildings</u> other than an <u>accessory building</u> (minimum) | 7.5m |
| f. Eave projections into <u>setback</u> (maximum) | 0.75m |

3.133.7 Site Coverage, Open Site Space

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|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 40% |
| b. <u>Open site space</u> (minimum) | 50% |

3.133.8 Outdoor Features

- The setbacks set out in section 3.133.6 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

3.133.9 Vehicle and Bicycle Parking

Subject to the regulations in Schedule “C”

Bylaw 21-013 adopted January 28, 2021