

PART 3.135 – R-101 ZONE, NIAGARA STREET DISTRICT

3.135.1 Permitted Uses in this Zone

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

- a. 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
- b. Multiple dwelling, subject to the regulations set out in this Part
- c. Public Building
- d. Home occupation subject to the regulations in Schedule “D”
- e. Accessory Buildings subject to the regulations in Schedule “F”

3.135.2 Lot Area, Site Area Per Unit, Lot Width

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|---|------------------------------|
| a. <u>Lot area</u> (minimum) | 679m ² |
| b. <u>Site area</u> for each <u>dwelling unit</u> (minimum) | 169m ² |
| c. <u>Lot width</u> (minimum) | 17m average <u>lot width</u> |

3.135.3 Floor Area, Floor Space Ratio

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|---------------------------------------|----------------------|
| a. <u>Total floor area</u> (maximum) | 318.52m ² |
| b. <u>Floor space ratio</u> (maximum) | 0.47:1 |

3.135.4 Height, Storeys, Roof Decks

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|---|---------------|
| a. Principal <u>building height</u> (maximum) | 7.6m |
| b. <u>Storeys</u> (maximum) | 2 |
| c. <u>Roof deck</u> | Not permitted |

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3.135.5 Setbacks, Projections

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| a. <u>Front yard setback</u> (minimum) | 7.5m |
| Except for the following maximum projections into the setback: | |
| • Steps less than 1.7m in <u>height</u> | 2.5m |
| • porch | 1.5m |
| b. <u>Rear yard setback</u> (minimum) | 13.0m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 1.5m or 10% of the lot width
whichever is greater

3.0m for one side yard when
the lot is not serviced by a rear
lane |
| d. Combined <u>side yard setbacks</u> (minimum) | 4.5m |

3.135.6 Site Coverage

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| a. <u>Site Coverage</u> (maximum) | 40% |
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3.135.7 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.

3.135.8 Vehicle and Bicycle Parking

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| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in
Schedule "C" |
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Bylaw 21-028 adopted January 13, 2022