

PART 3.97 – R-74 ZONE, GROUND-ORIENTED MULTIPLE DWELLING DISTRICT

3.97.1 Permitted Uses in this Zone

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

- a. Uses and regulations 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 and regulations 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. Ground-oriented multiple dwelling
- d. Home occupation subject to the regulations in Schedule “D”
- e. Accessory buildings subject to the regulations in Schedule “F”
- f. Garage sales limited to no more than 2 in any year

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

3.97.2 Lot Area, Lot Width

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|----|--|-------------------|
| 1. | <u>Lot area</u> (minimum) | 595m ² |
| 2. | <u>Lot area</u> for each <u>self-contained dwelling unit</u> (minimum) | 148m ² |
| 3. | <u>Lot width</u> (minimum) | 14m ² |

3.97.3 Floor Area, Floor Space Ratio

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|----|------------------------------------|-------------------|
| 1. | <u>Total floor area</u> (maximum) | 210m ² |
| 2. | <u>Floor space ratio</u> (maximum) | 0.35:1 |

3.97.4 Height, Storeys, Roof Deck

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| 1. | Principal <u>building</u> height (minimum) | 7.6m |
| 2. | <u>Storeys</u> (maximum) | 1.5 |
| 3. | <u>Roof deck</u> | Not permitted |

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

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3.97.5 Setbacks

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|----|---|------|
| 1. | <u>Front yard setback</u> (minimum) | 5.9m |
| 2. | <u>Rear yard setback</u> (minimum) | 20m |
| 3. | East <u>side yard setback</u> (minimum) | 1.5m |
| 4. | West <u>side yard setback</u> (minimum) | 3.9m |
| 5. | Combined <u>side yard setback</u> (minimum) | 5.4m |

3.97.6 Site Coverage, Open Site Space

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|----|----------------------------------|-----|
| 1. | <u>Site coverage</u> (maximum) | 32% |
| 2. | <u>Open site space</u> (minimum) | 38% |

3.97.7 Vehicle and Bicycle Parking

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| 1. | Vehicle parking (minimum) | Subject to the regulations in Schedule “C” except as otherwise specified by the regulations in this Part |
| 2. | <u>Vehicle Parking for a ground-oriented multiple dwelling</u> (minimum) | 1.25 spaces per <u>self contained dwelling unit</u> |
| 3. | Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |