

PART 1.40 - R1-A5 ZONE, ROCKLAND (ST. CHARLES) TOWNHOUSE DISTRICT

Permitted Uses	1	All of the uses permitted in the R1-A Zone, Rockland Single Family Dwelling District, are permitted in this zone.
Lot Area	2	(1) The <u>area</u> of a <u>lot</u> shall be at least 4300 m ² . (2) The number of <u>dwelling units</u> on the <u>lot</u> shall not exceed a number equal to the <u>area</u> of the <u>lot</u> in m ² divided by 470.
Height	3	(1) A <u>building</u> constructed before 1992 shall not exceed 11 m in <u>height</u> . (2) A <u>building</u> constructed after 1991 shall not exceed 7m nor 2 <u>storeys</u> in <u>height</u> .
Open Space	4	At least 35% of the <u>area</u> of a <u>lot</u> shall be <u>open site space</u> .
Lot Coverage	5	The <u>site coverage</u> shall not exceed 35%.
Setbacks	6	(1) The minimum <u>setback</u> from (a) St. Charles Street shall be 13.4 m; (b) the west <u>lot line</u> shall be 7.5 m; (c) the north <u>lot line</u> shall be 3 m; and (d) the south <u>lot line</u> shall be 3 m. (2) A parking or turn around area shall not be located closer than (a) 4 m to St. Charles Street; and (b) 2.6 m to Pemberton Road
Parking	7	A <u>lot</u> shall contain 1.5 parking spaces for each <u>dwelling unit</u> and a total of at least 16 parking spaces.
General Regulations	8	Except as provided in this Part, the regulations applicable in the R1-A Zone, Rockland Single Family Dwelling District apply in this zone.