

PART 1.63 - R1-10 ZONE, RICHMOND APARTMENT DISTRICT

Uses	1	The following uses are the only uses permitted in this zone: (a) all of the uses permitted in the R1-B Zone, Single Family Dwelling District are permitted in this zone; (b) <u>multiple dwellings</u> .
Lot Area	2	(1) A <u>lot</u> that contains a <u>multiple dwelling</u> must have an <u>area</u> of at least 560m ² . (2) A <u>lot</u> must have an <u>area</u> of at least 110m ² for every <u>dwelling unit</u> that is in a <u>multiple dwelling</u> on that <u>lot</u> .
Height	3	(1) The <u>height</u> of the main <u>multiple dwelling</u> must not exceed 9m nor 3 <u>storeys</u> . (2) The <u>height</u> of <u>accessory buildings</u> , that are an adjunct or accompaniment to a main <u>multiple dwelling</u> , must not exceed 3.5m.
Floor Space Ratio	4	The <u>floor space ratio</u> for the sum of the <u>total floor areas</u> of all <u>multiple dwellings</u> must not exceed 0.65 to 1.
Lot Coverage	5	The <u>site coverage</u> for <u>multiple dwellings</u> must not exceed 25%.
Landscaping	6	(1) At least 40% of a <u>lot</u> that contains a <u>multiple dwelling</u> must be landscaped. (2) At least 35% of the <u>rear yard</u> of a <u>multiple dwelling</u> must be landscaped.
Setbacks	7	The <u>setback</u> for a <u>multiple dwelling</u> must be at least (a) 6m from Richmond Avenue; (b) 13m from a <u>rear lot line</u> ; (c) 3.6m from a northern <u>lot line</u> ; and (d) 1.5m from a southern <u>lot line</u> .
Parking	8	There must be at least one parking space on a <u>lot</u> for every <u>dwelling unit</u> that is in a <u>multiple dwelling</u> on that <u>lot</u> .
General	9	Except as provided in this Part, the regulations applicable in the R1-B Zone, Single Family Dwelling District apply in this zone.