

**PART 2.105 - RK-17 ZONE, MEARES TOWNHOUSE DISTRICT**

Uses	1	All of the uses permitted in the R-K Zone, Medium Density Attached Dwelling District, are permitted in this Zone.
Lot area	2	A <u>lot</u> must have an <u>area</u> of at least 980 m <sup>2</sup> .
Height	3	The <u>height</u> of a <u>building</u> must not exceed 7.9 m nor 2 storeys.
Floor area	4	<u>Total floor area</u> must not exceed 1,066 m <sup>2</sup> .
Floor space ratio	5	<u>Floor space ratio</u> must not exceed 0.9 to 1.
Lot coverage	6	<u>Site coverage</u> must not exceed 45%, excluding any parking structure which is graded and landscaped.
Setback(s)	7	The <u>setback</u> for a building must be at least <ul style="list-style-type: none"> <li>(a) 6 m from a <u>front lot line</u>;</li> <li>(b) 2.5 m from a <u>rear lot line</u>;</li> <li>(c) 3.9 m from a west <u>lot line</u>;</li> <li>(d) 4.1 m from an east <u>lot line</u>.</li> </ul>
	8	The <u>setback</u> for a garage must be at least <ul style="list-style-type: none"> <li>(a) 3.9 m from a <u>front lot line</u>;</li> <li>(b) 4.1 m from an east <u>lot line</u>.</li> </ul>
	9	A <u>setback</u> for a garage from a <u>rear lot line</u> or a west <u>lot line</u> is not required.
Parking	10	A <u>lot</u> must contain at least 10 parking spaces.
General regulations	11	Except as provided in this Part, the regulations applicable in the R-K Zone, Medium Density Attached Dwelling District, apply in this Zone.