

## PART 2.140 – RK-28 ZONE, FERNWOOD MULTIPLE DWELLING DISTRICT

### 2.140.1 Permitted Uses in this Zone

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

- a. All of the uses permitted under Part 1.2 for the R1-B Zone, Single Family Dwelling District, subject to the regulations applicable in that zone;
- b. All of the uses permitted under Part 2.1 for the R-2 Zone, Two Family Dwelling District, subject to the regulations applicable in that zone;
- c. Ground-oriented multiple dwelling

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

### 2.140.2 Lot Area, Lot Width

- |                               |                   |
|-------------------------------|-------------------|
| a. <u>Lot area</u> (minimum)  | 599m <sup>2</sup> |
| b. <u>Lot width</u> (minimum) | 15m               |

### 2.140.3 Floor Space Ratio

- |                                    |       |
|------------------------------------|-------|
| <u>Floor space ratio</u> (maximum) | 0.6:1 |
|------------------------------------|-------|

### 2.140.4 Height, Storeys

- |   |       |
|---|-------|
| a. Principal <u>building height</u> (maximum) | 8.50m |
| b. <u>Storeys</u> (maximum)                   | 2     |

### 2.140.5 Setbacks, Projections

- |  |       |
|--|-------|
| a. <u>Front yard setback</u> (minimum) | 8.80m |
|--|-------|

Except for the following maximum projections into the setback:

- Steps less than 1.8m in height 2.55m
  - porch 0.60m
- |  |       |
|--|-------|
| b. <u>Rear yard setback</u> (minimum)  | 5.30m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum)               | 2.00m |
| d. <u>Side yard setback</u> on a flanking street for a <u>corner lot</u> (minimum) | 2.55m |

Except for the following maximum projections into the setback:

- Steps less than 0.60m in height 1.50m
- Porch 0.85m

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### 2.140.6 Site Coverage, Open Site Space

- |                                     |     |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum)   | 38% |
| b. <u>Open site space</u> (minimum) | 50% |

### 2.140.7 Vehicle and Bicycle Parking

- |   |                  |
|---|------------------|
| a. Parking is subject to the regulations in Schedule “C”, except as otherwise specified by the regulations in this Part 2.140       |                  |
| b. vehicle parking for <u>ground-oriented multiple dwelling</u> containing not more than three <u>self-contained dwelling units</u> | 2 parking spaces |