

PART 2.151 – RK-F ZONE, FAIRFIELD ROAD GROUND-ORIENTED DWELLING DISTRICT

2.151.1 Definitions

In this Part, “ground-oriented multiple dwelling” means a building used or designed as three or more self-contained dwelling units, each having direct access to the outside at grade level.

2.151.2 Permitted Uses in this Zone

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

- a. Uses permitted in the R1-G Zone, Gonzales Single Family Dwelling District, subject to the regulations set out in Part 1.6 of the Zoning Regulation Bylaw
- b. Ground-oriented multiple dwelling
- c. Home occupation subject to the regulations in Schedule “D”
- d. Accessory Buildings subject to the regulations in Schedule “F”

2.151.4 Floor Area, Floor Space Ratio

- a. Floor space ratio (maximum) 0.85:1

2.151.5 Height, Storeys

- a. Principal building height (maximum) 11.20m
- b. Storeys (maximum) 2.5

2.151.6 Setbacks, Projections

- a. Front yard setback (minimum) 1.8m
- b. Rear yard setback (minimum) 6.0m
- c. Side yard setback from interior lot lines (minimum) 3.0m
- d. Exterior stairs may project into a side yard setback (maximum) 1.5m

2.151.7 Site Coverage, Open Site Space

- a. Site Coverage (maximum) 60%
- b. Open site space (minimum) 35%

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

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2.151.8 Vehicle and Bicycle Parking

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| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule "C" |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule "C" |

Bylaw 19-065 adopted August 8, 2019