

PART 2.159 – R2-63 ZONE, FOUL BAY GROUND ORIENTED DWELLING DISTRICT

2.159.1 Definitions

In this Part, “ground-oriented multiple dwelling” means a building having no less than three and no more than ten self-contained dwelling units, at least half of which have individual and direct access to the outside for ingress and egress.

2.159.2 Number of Buildings

Notwithstanding section 19 of the General Regulations, more than one building is permitted on a lot provided each of the buildings is a ground-oriented multiple dwelling.

2.159.3 Permitted Uses in this Zone

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

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

- a. Ground oriented multiple dwelling

2.159.4 Lot Area

- | | |
|-------------------------------|------------------------------|
| a. <u>Lot area</u> (minimum) | 920m ² |
| b. <u>Lot width</u> (minimum) | 20m average <u>lot width</u> |

2.159.5 Floor Area, Floor Space Ratio

- | | |
|---------------------------------------|--------------------|
| a. <u>Total floor area</u> (maximum) | 1475m ² |
| b. <u>Floor space ratio</u> (maximum) | 0.72:1 |

2.159.6 Height

- | | |
|-------------------------------------|-------|
| a. <u>building height</u> (maximum) | 10.5m |
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2.159.7 Setbacks, Building Separation

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|--|------|
| a. <u>Front yard setback</u> (minimum) | 6.0m |
| b. <u>Rear yard setback</u> (minimum) | 4.0m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 4.0m |
| d. <u>Side yard setback</u> on a flanking street for a <u>corner lot</u> (minimum) | 6.0m |
| e. <u>Building separation</u> (minimum) | 5.0m |

2.159.8 Site Coverage, Open Site Space

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| a. <u>Site Coverage</u> (maximum) | 50% |
| b. <u>Open site space</u> (minimum) | 30% |

2.159.9 Vehicle and Bicycle Parking

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

Bylaw 22-063 adopted September 29, 2022