

## PART 2.167 – RT-3 ZONE, ATTACHED DWELLING (IRMA) DISTRICT

### 2.167.1 Permitted Uses in this Zone

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

- a. Single family dwelling, subject to the regulations contained in Part 1.2 of the Zoning Regulation Bylaw
- b. Attached dwelling,
- c. Semi-attached dwelling,
- d. Accessory buildings, subject to the regulations set out in Schedule “F”

### 2.167.2 Number and Dimensions of Buildings and Uses

- a. Number of buildings (maximum) 2, excluding accessory buildings
- b. Number of self-contained dwelling units per attached dwelling (maximum) 4
- c. No more than six self-contained dwelling units may be located on a lot with an attached dwelling
- d. Notwithstanding Section 19 of the General Regulations, more than one building is permitted on a lot subject to the regulations in this Part

### 2.167.3 Floor Area, Floor Space Ratio

- a. Total floor area (maximum) 796.0m<sup>2</sup>
- b. Floor space ratio (maximum) 0.72:1

### 2.167.4 Height, Storeys

- a. Building height (maximum) 9.25m
- b. Storeys (maximum) 3

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### 2.167.5 Setbacks, Projections

- |  |      |
|--|------|
| 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. Separation space between buildings (minimum)                      | 5.0m |

### 2.167.6 Site Coverage, Open Site Space

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

### 2.167.7 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 24-011 adopted June 27, 2024