

# PART 2.169 – RTM-2 ZONE, FOUL BAY MULTIPLE DWELLING DISTRICT

## 2.169.1 Definitions

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

## 2.169.2 Permitted Uses in this Zone

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

- a. Single family dwelling, subject to the regulations set out in Part 1.2 of the Zoning Regulation Bylaw
- b. Two family dwelling, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw
- c. Ground-oriented multiple dwelling
- d. Home occupation subject to the regulations in Schedule “D”
- e. Accessory building subject to the regulations in Schedule “F” except as otherwise specified by the regulations in this Part

## 2.169.3 Number of Buildings

Notwithstanding Section 19 of the Bylaw, up to three buildings are permitted on a lot provided each of the buildings is a ground-oriented multiple dwelling.

## 2.169.4 Lot Area

- |                               |                      |
|-------------------------------|----------------------|
| a. <u>Lot area</u> (minimum)  | 920.00m <sup>2</sup> |
| b. <u>Lot width</u> (minimum) | 75.00m               |

## 2.169.5 Floor Area, Floor Space Ratio

- |                                       |                       |
|---------------------------------------|-----------------------|
| a. <u>Total floor area</u> (maximum)  | 1433.00m <sup>2</sup> |
| b. <u>Floor space ratio</u> (maximum) | 0.37:1.00             |

## 2.169.6 Height

- |                                     |        |
|-------------------------------------|--------|
| a. <u>Building height</u> (maximum) | 10.30m |
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### 2.169.7 Setbacks

- |  |       |
|--|-------|
| a. <u>Front yard setback</u> (minimum) | 0.00m |
| b. <u>Rear yard setback</u> (minimum)  | 5.00m |
| c. <u>Side yard setback</u> (minimum)  | 3.00m |

### 2.169.8 Site Coverage, Open Site Space

- |                                     |        |
|-------------------------------------|--------|
| a. <u>Site Coverage</u> (maximum)   | 18.00% |
| b. <u>Open site space</u> (minimum) | 59.00% |

### 2.169.9 Vehicle and Bicycle Parking

- |  |  |
|--|--|
| a. Vehicle parking (minimum)   | Subject to the regulations in Schedule “C” except as otherwise specified by the regulations in this Part |
| b. Bicycle parking (minimum)   | Subject to the regulations in Schedule “C” except as otherwise specified by the regulations in this Part |
| c. Notwithstanding Section 2.2 (1) and 2.2 (2) of Schedule “C”, parking spaces may be provided on a different lot from the lot on which the building or use is to which they appertain.  |  |
| d. Notwithstanding Section 3.1(1) of Schedule “C”, up to four <u>short-term bicycle parking</u> spaces may be provided on a different <u>lot</u> from the <u>lot</u> on which the <u>building</u> or use is to which they appertain. |  |

### 2.169.10 General Regulations

Section 14(3) of the Bylaw does not apply in this zone.

### 2.169.11 Accessory Building Regulations

Sections 1 and 4b of Schedule “F” do not apply in this zone.

Bylaw 24-048 adopted January 23, 2025

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