

## PART 2.170 – RT-4 ZONE, ATTACHED DWELLING (Russell) DISTRICT

### 2.170.1 Permitted Uses in this Zone

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

- a. Two family dwelling, subject to the regulations contained in Part 2.1 of the Zoning Regulation Bylaw
- b. Attached dwelling
- c. Accessory buildings, subject to the regulations set out in Schedule “F”

### 2.170.2 Floor Area, Floor Space Ratio

- |                                       |                     |
|---------------------------------------|---------------------|
| a. <u>Total floor area</u> (maximum)  | 907.0m <sup>2</sup> |
| b. <u>Floor space ratio</u> (maximum) | 1.23:1              |

### 2.170.3 Height, Storeys

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|-------------------------------------|-----|
| a. <u>Building height</u> (maximum) | 12m |
| b. <u>Storeys</u> (maximum)         | 3   |

### 2.170.4 Setbacks, Projections, Building Separation

- |   |       |
|---|-------|
| a. <u>Setback</u> from any <u>street</u> other than a “City lane”, as defined in the <i>Streets and Traffic Bylaw</i> (minimum) | 2.0m  |
| except for the following maximum projections into the <u>setback</u> :  |       |
| i) <u>Porch</u> , ramps and stairs  | 2.0m  |
| b. Any <u>setback</u> to which subsection a. does not apply (minimum):  |       |
| i. Where the <u>building</u> elevation facing the <u>lot line</u> includes a window to a <u>habitable room</u>                  | 5.0m  |
| ii. In all other circumstances  | 2.0m  |
| c. Eave projection into any <u>setback</u> (maximum)  | 0.75m |
| d. <u>Building separation</u> (minimum)   | 5.0m  |

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### 2.170.5 Site Coverage, Open Site Space

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|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum)   | 50% |
| b. <u>Open site space</u> (minimum) | 45% |

### 2.170.6 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 24-078 adopted January 9, 2025