

PART 2.96 - RK-14 ZONE, DALLAS TOWNHOUSE DISTRICT

Definition	1.	In this Part, "height" means the distance measured in a straight vertical line between the highest point on a ceiling of a <u>building</u> and the point, at <u>grade</u> , that is directly below that ceiling point.
Uses	2.	All of the uses permitted in the R-K Zone, Medium Density Attached Dwelling District, are permitted in this Zone.
Number of dwelling units	3	A <u>lot</u> must not contain more than one <u>dwelling unit</u> for every 165 m ² of <u>area</u> of that <u>lot</u> .
Height	1	The height of a <u>building</u> must exceed 9.7 m.
Floor space ratio	2	The <u>floor space ratio</u> must not exceed 0.85 to 1.
Lot coverage	3	<u>Site coverage</u> must not exceed 40%.
	4	Not less than 25% of the surface <u>area</u> of a <u>lot</u> shall at all times be maintained as a landscaped area.
Setbacks	5	The <u>setback</u> <ul style="list-style-type: none"> (a) must be at least 6 m from a <u>front lot line</u>; (b) must be at least 6 m from a <u>rear lot line</u>; (c) for the wall of a <u>building</u>, excluding <u>balconies</u>, must be at least 2.5 m from a <u>lot line</u> that is not a <u>front lot line</u> or a <u>rear lot line</u>; (d) for <u>balconies</u>, must be at least 1.3 m from a <u>lot line</u> that is not a <u>front lot line</u> or a <u>rear lot line</u>.
Third Floor Area	6	The third <u>storey</u> of a <u>building</u> shall not have a floor <u>area</u> larger than 80% of the floor <u>area</u> of any other <u>storey</u> .
	7	Schedule C section 7(h) does not apply.
General	8	Except as provided in this Part, the regulations applicable in the R-K Zone, Medium Density Attached Dwelling District apply in this Zone.