

PART 3.107 – R3-A1-SO ZONE, SOUTHGATE LOW PROFILE MULTIPLE DWELLING DISTRICT

3.107.1 Permitted Uses in this Zone

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

- a. single family dwellings
- b. two family dwellings
- c. rest homes - class A
- d. rest homes - class B
- e. multiple dwellings
- f. multiple dwelling accessory uses
- g. public buildings
- h. home occupations subject to the regulations in Schedule “D”
- i. accessory buildings subject to the regulations in Schedule “F”

3.107.2 General

- a. If a lot is used as a single family dwelling:
 - i. the regulations in the R1-B Zone, Single Family Dwelling District apply; and
 - ii. the regulations set out in Parts 3.107.3 – 3.107.8 do not apply.
- b. If a lot is used as a two family dwelling or a public building:
 - i. the regulations in the R-2 Zone, Two Family Dwelling District apply; and
 - ii. the regulations set out in Parts 3.107.3 – 3.107.8 do not apply.

3.107.3 Lot Area

- a. Lot area (minimum) 920m²

3.107.4 Floor Area, Floor Space Ratio

- a. Floor space ratio (maximum) 0.86:1

3.107.5 Height, Storeys

- a. Principal building height (maximum) 10.5m
- b. Storeys (maximum) 3

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3.1076 Setbacks, Projections

- a. Front yard setback (minimum) 7.5m

Except for the following maximum projections into the setback:

- Steps less than 1.7m in height 3m
 - porch 1.5m
- b. Rear yard setback (minimum) 9m
- c. Side yard setback from interior lot lines (minimum) 3m
- d. Any balcony or deck that faces a street boundary may project into a setback (maximum) 1.5m

3.107.7 Site Coverage, Open Site Space

- a. Site coverage (maximum) 33%
- b. Open site space (minimum) 30%

3.107.8 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. Multiple dwelling (minimum) 1.2 space per self-contained dwelling unit
- c. Bicycle parking (minimum) Subject to the regulations in Schedule “C”