

## PART 3.108 – RTM ZONE, TRADITIONAL RESIDENTIAL MULTIPLE DWELLING DISTRICT

### 3.108.1 Permitted Uses in this Zone

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

- a. Single family dwelling, subject to the regulations 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. Attached dwelling and semi-attached dwelling, subject to the regulations set out in Part 2.138 of the Zoning Regulation Bylaw
- d. Multiple dwelling, subject to the regulations set out in this Part
- e. Accessory building, subject to the regulations set out in Schedule “F”
- f. Notwithstanding paragraphs a to e, secondary suites, roomers, or boarders are only permitted as an accessory use to a single family dwelling and in accordance with Part 1.2 of the Zoning Regulation Bylaw

### 3.108.2 Lot Area and Width

- |                               |                                |
|-------------------------------|--------------------------------|
| a. <u>Lot area</u> (minimum)  | 920.0m <sup>2</sup>            |
| b. <u>Lot width</u> (minimum) | 20.0m average <u>lot width</u> |

### 3.108.3 Floor Area, Floor Space Ratio

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|---------------------------------------|-------|
| a. <u>Floor space ratio</u> (maximum) | 1.0:1 |
|---------------------------------------|-------|

### 3.108.4 Height, Storeys and Roof Decks

- |   |               |
|---|---------------|
| a. Principal <u>building height</u> (maximum) | 10.5m         |
| b. <u>Storeys</u> (maximum)                   | 3             |
| c. <u>Roof deck</u>                           | Not permitted |

### 3.108.5 Setbacks, Projections

- |  |       |
|--|-------|
| a. <u>Setback</u> from Shelbourne Street for lots bordering the west side of Shelbourne Street (minimum) | 10.7m |
| b. <u>Front yard setback</u> for all other lots (minimum)  | 6.0m  |
| c. <u>Rear yard setback</u> (minimum)  | 4.0m  |
| d. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum)                                     | 4.0m  |
| e. Flanking street <u>setback</u> for a <u>corner lot</u> (minimum)                                      | 6.0m  |

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**3.108.6 Site Coverage, Open Site Space**

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

**3.108.7 Vehicle and Bicycle Parking**

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|-------------------------------------|--|
| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule “C” |
| b. Bicycle parking (minimum)        | Subject to the regulations in Schedule “C” |

Bylaw 17-021 adopted March 23, 2017