

PART 3.116 – R-86 ZONE, GROUND-ORIENTED MAY STREET DISTRICT

3.116.1 Definitions

In this Part, “ground-oriented multiple dwelling” means a building containing three or more self-contained dwelling units, at least half of which have individual and direct access to the ground.

3.116.2 Permitted Uses in this Zone

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

- a. Uses permitted in the R-2 Zone, Two Family Dwelling District, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw
- b. Ground-oriented multiple dwelling, subject to the regulations contained in this Part.
- c. Home occupation subject to the regulations in Schedule “D”
- d. Accessory Buildings subject to the regulations in Schedule “F”

3.116.3 Lot Area

- | | |
|-------------------------------|---------------------------------|
| a. <u>Lot area</u> (minimum) | 920.00m ² |
| b. <u>Lot width</u> (minimum) | 15.00m average <u>lot width</u> |

3.116.4 Floor Area, Floor Space Ratio

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|---------------------------------------|--------|
| a. <u>Floor space ratio</u> (maximum) | 0.33:1 |
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3.116.5 Height, Storeys

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|-----------------------------------------------|---------------|
| a. Principal <u>building height</u> (maximum) | 8.30m |
| b. <u>Storeys</u> (maximum) | 2 |
| c. <u>Roof deck</u> | Not permitted |

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3.116.6 Setbacks, Projections

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|----------------------------------------------------------------------------|--------|
| a. <u>Front yard setback</u> (minimum) | 6.00m |
| b. <u>Rear yard setback</u> (minimum) | 31.00m |
| c. <u>Side yard setback</u> – from east interior <u>lot line</u> (minimum) | 3.00m |
| d. <u>Side yard setback</u> – from west interior <u>lot line</u> (minimum) | 2.70m |

3.116.7 Site Coverage, Open Site Space

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|-------------------------------------|--------|
| a. <u>Site coverage</u> (maximum) | 31.00% |
| b. <u>Open site space</u> (minimum) | 45.00% |

3.116.8 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” |

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