

PART 3.125 – R-92 ZONE, CALEDONIA RESIDENTIAL DISTRICT

3.125.1 Permitted Uses in this Zone

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

- a. All of the uses permitted under Part 2.1 for the R-2 Zone, Two Family Dwelling District, subject to the regulations applicable in that zone
- b. Multiple dwelling
- c. Home occupation subject to the regulations in Schedule “D” of Zoning Regulation Bylaw (No. 80-159)
- d. Accessory Buildings subject to the regulations in Schedule “F” of Zoning Regulation Bylaw (No. 80-159)

3.125.2 Lot Area

- a. Lot area (minimum) 1006m²

3.125.3 Floor Space Ratio

- a. Floor space ratio (maximum) 1.31:1

3.125.4 Height of Principal Building

- a. Building height within 15.70m of Caledonia Avenue (maximum) 8.15m
- b. Building height, other than in a. above (maximum) 14.20m

3.125.5 Setbacks

- a. Front yard setback (minimum) 4.95m
- b. Rear yard setback (minimum) 3m
- c. Side yard setback (east) within 15.70m of Caledonia Avenue (minimum) 1.35m
- d. Side yard setback (east), other than in c. above (minimum) 3.08m
- e. Side yard setback (west) (minimum) 3.08m

Words that are underlined see definitions in Schedule “A” of the Zoning Regulation Bylaw

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3.125.6 Site Coverage, Open Site Space

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| a. <u>Site Coverage</u> (maximum) | 48% |
| b. <u>Open site space</u> (minimum) | 39% |

3.125.7 Vehicle and Bicycle Parking

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| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in
Schedule “C” of Zoning
Regulation Bylaw (No. 80-159) |
| b. Bicycle parking (minimum) | Subject to the regulations in
Schedule “C” of Zoning
Regulation Bylaw (No. 80-159) |

Bylaw 19-061 adopted June 27, 2019