

# PART 3.127 – R-94 ZONE, COOK STREET RESIDENTIAL DISTRICT

## 3.127.1 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. Multiple dwelling

## 3.127.2 Lot Area

- a. Lot area (minimum) 325m<sup>2</sup>
- b. Lot width (minimum) 15m

## 3.127.3 Floor Area, Floor Space Ratio

- a. Total floor area (maximum) 252m<sup>2</sup>
- b. Floor space ratio (maximum) 0.77:1

## 3.127.4 Height, Storeys

- a. Principal building height (maximum) 9.20m
- b. Storeys (maximum) 3

## 3.127.5 Setbacks, Projections

- a. Front yard setback (minimum) 7.0m  
Except for the following maximum projections into the setback:
  - Steps 0.50m
- b. Rear yard setback (minimum) 3.0m
- c. Side yard setback from interior lot lines (minimum) 2.25m  
Except for the following maximum projections into the setback:
  - Steps 0.25m
- d. Combined side yard setback (minimum) 5.25m

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

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**3.127.6 Site Coverage, Open Site Space**

- a. Site Coverage (maximum) 30%
- b. Open site space (minimum) 40%

**3.127.7 Vehicle and Bicycle Parking**

- a. Vehicle parking (minimum) Subject to the regulations in Schedule “C”
- b. Bicycle parking (minimum) Subject to the regulations in Schedule “C”

Bylaw 19-068 adopted November 14, 2019