

PART 3.128 – R-K-P2 ZONE, PEMBROKE MULTIPLE DWELLING 2 DISTRICT

3.128.1 Permitted Uses in this Zone

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

- a. Uses permitted in the R1-B Zone, Single Family Dwelling District, subject to the regulations set out in Part 1.2 of the Zoning Regulation Bylaw
- b. 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
- c. Multiple dwelling, subject to the regulations in this Part
- d. Home occupation subject to the regulations in Schedule “D”

3.128.2 General Regulations

- a. No more than two multiple dwelling buildings may be sited on a lot
- b. Separation distance between two multiple dwelling buildings (minimum) 3.40m

3.128.2 Lot Area

Lot area (minimum) 1060m²

3.128.3 Floor Space Ratio

Floor space ratio (maximum) 0.87:1

3.128.4 Height

Building height (maximum) 9.71m

3.128.5 Setbacks, Projections

- a. Front yard setback (minimum) 5.65m
Except for the following maximum projections into the setback:
 - Steps 2.55m
- b. Rear yard setback (minimum) 12.79m
- c. Side yard setback (minimum) 2.17m

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3.128.6 Site Coverage, Open Site Space

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| a. <u>Site Coverage</u> (maximum) | 36% |
| b. <u>Open site space</u> (minimum) | 32% |

3.128.7 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" |