

PART 3.142 – R-107 ZONE, MULTIPLE DWELLING (1114 MCCLURE) DISTRICT

3.142.1 Definitions

In this Part, “ground-oriented multiple dwelling” means a building having no less than three and no more than six self-contained dwelling units, at least half of which have individual and direct access to the outside for ingress and egress.

3.142.2 Permitted Uses in this Zone

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

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

- a. Ground-oriented multiple dwelling

3.142.3 Lot Area

- | | |
|-------------------------------|-------------------|
| a. <u>Lot area</u> (minimum) | 670m ² |
| b. <u>Lot width</u> (minimum) | 18m |

3.142.4 Floor Space Ratio

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|---------------------------------------|--------|
| a. <u>Floor space ratio</u> (maximum) | 0.71:1 |
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3.142.5 Height, Storeys

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| a. <u>Building height</u> (maximum) | 10.5m |
| b. <u>Storeys</u> (maximum) | 3 |

3.142.6 Setbacks, Projections

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|--|-------|
| a. <u>Front yard setback</u> (minimum) | 4m |
| Except for the following maximum projections into the setback: | |
| Steps less than 1.7m in <u>height</u> | 1.75m |
| • <u>porch</u> | 0.5m |
| b. <u>Rear yard setback</u> (minimum) | 8m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 1.5m |

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3.142.7 Site Coverage, Open Site Space

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| a. <u>Site Coverage</u> (maximum) | 50% |
| b. <u>Open site space</u> (minimum) | 20% |

3.142.8 Vehicle and Bicycle Parking

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

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