

## PART 3.146 – R-111 ZONE, BELTON AVENUE HOUSEPLEX DISTRICT

### 3.146.1 Definitions

In this part, Houseplex means a building having no less than three and no more than six self-contained dwelling units, with at least half of the total dwelling units having direct access to the outside for ingress and egress.

### 3.146.2 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. Houseplex
- b. Home occupation subject to the regulations in Schedule “D”
- c. Accessory Buildings subject to the regulations in Schedule “F”

### 3.146.3 Lot Area

- |                               |                   |
|-------------------------------|-------------------|
| a. <u>Lot area</u> (minimum)  | 600m <sup>2</sup> |
| b. <u>Lot width</u> (minimum) | 18m               |

### 3.146.4 Floor Area, Floor Space Ratio

- |                                       |                   |
|---------------------------------------|-------------------|
| a. <u>Total floor area</u> (maximum)  | 430m <sup>2</sup> |
| b. <u>Floor space ratio</u> (maximum) | 0.75:1            |

### 3.146.5 Height, Storeys

- |   |      |
|---|------|
| a. Principal <u>building height</u> (maximum) | 8.2m |
| b. <u>Storeys</u> (maximum)                   | 2    |

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### 3.146.6 Setbacks, Projections

- |  |   |
|--|---|
| a. <u>Front yard setback</u> (minimum)                               | 4m  |
| Except for the following maximum projections into the setback:       |   |
| Stairs   | 2.75m   |
| b. <u>Rear yard setback</u> (minimum)                                | 4m  |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 1.5m or 10% of the lot width whichever is greater<br>3.0m for one side yard when the lot is not serviced by a rear lane |
| Except for the following maximum projections into the setback:       |   |
| • One enclosure for waste and recycling                              | 0.75m   |

### 3.146.7 Site Coverage, Open Site Space

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|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum)   | 50% |
| b. <u>Open site space</u> (minimum) | 48% |

### 3.146.8 Outdoor Features

In this part, Outdoor Features are exempt from the controls set out in the Introduction & General Regulations.

### 3.146.8 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" |

Bylaw No. 23-034 adopted September 28, 2023