

PART 3.156 – R-117 ZONE, MULTIPLE DWELLING (1042 RICHARDSON STREET) DISTRICT

3.156.1 Permitted Uses in this Zone

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

- a. Multiple dwelling
- b. Attached dwelling subject to the regulations in the R-K Zone
- c. Home occupation subject to the regulations in Schedule “D”
- d. Accessory Buildings subject to the regulations in Schedule “F”

3.156.2 Lot Area

- a. Lot area (minimum) 668m²
- b. Lot width (minimum) 18.28m

3.156.3 Floor Space Ratio

- a. Floor space ratio (maximum) 1.76:1

3.156.4 Height, Storeys

- a. Principal building height (maximum) 18.5m
- b. Storeys (maximum) 6

3.156.5 Setbacks, Projections

- a. Front yard setback (minimum) 4.0m
- b. Rear yard setback (minimum) 10m
- c. Side yard setback (minimum) 6m

3.156.6 Site Coverage, Open Site Space

- a. Site Coverage (maximum) 40%
- b. Open site space (minimum) 50%

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3.156.7 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” |

Bylaw 24-049 adopted July 3, 2025