

## PART 3.157 – FRMD Zone, Fairfield Road Multiple Dwelling District

### 3.157.1 Permitted Uses in this Zone

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

- a. Uses permitted in the R1-G Zone, Gonzales Single Family Dwelling District, subject to the regulations set out in Part 1.6 of the Zoning Regulation Bylaw
- b. Multiple dwelling

### 3.157.2 Lot Area

- a. Lot area (minimum) 1740.00m<sup>2</sup>
- b. Lot width (minimum) 38.00m

### 3.157.3 Floor Area, Floor Space Ratio

- a. Floor space ratio (maximum) 1.79:1.00

### 3.157.4 Height, Storeys

- a. Principal building height (maximum) 13.45m
- b. Storeys (maximum) 4.00m

### 3.157.5 Setbacks, Projections

- a. Front yard setback (minimum) 4.00m  
Except for the following maximum projections into the setback:
  - Steps less than 1.7m in height 1.80m
  - porch 1.70m
- b. Rear yard setback (minimum) 10.00m
- c. Side yard setback from interior lot lines (minimum) 6.00m
- d. Side yard setback on a flanking street for a corner lot (minimum) 4.00m
- e. Any balcony or deck that faces a street boundary may project into a setback (maximum) 1.70m

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### 3.157.6 Site Coverage, Open Site Space

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|-------------------------------------|--------|
| a. <u>Site Coverage</u> (maximum)   | 40.00% |
| b. <u>Open site space</u> (minimum) | 50.00% |

### 3.157.7 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” |

Bylaw 23-056 adopted March 13, 2025