

## PART 3.23

R-8 ZONE, LOW PROFILE FERNWOOD AND JOHNSON STREETS DISTRICT

Permitted Uses	1	All of the uses permitted in the R3-A Zone, Low Profile Multiple Dwelling District are permitted in this zone.
Density	2	The <u>floor space ratio</u> shall not exceed .75 to 1.
Site Coverage	3	The <u>site coverage</u> shall not exceed 32%.
Height	4	No <u>building</u> shall exceed 3 and one-half <u>storeys</u> in <u>height</u> .
Site Area	5	The minimum <u>area</u> of any <u>lot</u> shall be 829 m <sup>2</sup> .
	6	The minimum <u>setback</u> from the south <u>lot line</u> shall be 2.5 m.
	7	The minimum <u>setback</u> from the north <u>lot line</u> shall be 3.6 m.
Buildings on a Lot	8	Not more than two <u>buildings</u> may be sited on a <u>lot</u> .
Separation between Buildings	9	The minimum distance between any two <u>buildings</u> on a <u>lot</u> shall be 3.2 m.
Parking	10	1.4 parking spaces per dwelling unit shall be maintained on the <u>lot</u> .