

PART 3.27R3-AM-F ZONE, MID-RISE FAIRFIELD ROAD MULTIPLE DWELLING DISTRICT

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| Permitted Uses | 1 | All of the uses permitted in the R3-AM-1-2 Zone, Mid-Rise Multiple Dwelling District are permitted in this zone. |
| Minimum Site Area | 2 | The minimum <u>area</u> of any <u>lot</u> shall be 940 m ² . |
| Floor Space Ratio | 3 | The <u>floor space ratio</u> shall not exceed 1.12 to 1. |
| Height | 4 | No building shall exceed 9 m in <u>height</u> nor 3 <u>storeys</u> . |
| Setbacks | 5 | Except for any balcony which may project to .9 m into the <u>front yard</u> , the minimum setback from the <u>front lot line</u> shall be 9 m; |
| | 6 | Except for any bay window which may project into the rear yard but shall be not less than 3.66 m from the rear lot line, the minimum setback from the rear lot line shall be 4.5 m; |
| | 7 | Except for any balcony which may project 2.9 m into the east <u>yard</u> , the minimum setback from the east <u>lot line</u> shall be 4.5 m; |
| | 8 | Except for any parking structure which shall be not less than 2.7 m from the west <u>lot line</u> , the minimum setback from the west <u>lot line</u> shall be 4.5 m. |
| Site Coverage | 9 | The <u>site coverage</u> shall not exceed 27.25%. |
| Parking | 10 | 1.4 parking spaces shall be provided for each <u>multiple dwelling unit</u> . |