

SCHEDULE
PART 3.31

R-16 - MASON STREET MULTIPLE DWELLING DISTRICT

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| Permitted Uses | 1 The following uses are permitted: <ul style="list-style-type: none">(a) <u>Two Family Dwellings</u>;(b) <u>Accessory buildings</u> as permitted in the R-2 Zone, Two Family Dwelling District, subject to the regulations applicable in that zone;(c) <u>home occupations</u>;(d) <u>multiple dwellings</u>;(e) <u>multiple dwelling accessory uses</u>. |
| Setbacks | 2 The minimum <u>setback</u> from <ul style="list-style-type: none">(a) any front <u>lot line</u> shall be 6.8 m;(b) any rear <u>lot line</u> shall be 5.6 m.(c) any side <u>lot line</u> shall be 3.9 m. |
| Height | 3 No <u>building</u> may exceed 9.3 m in <u>height</u> nor 3 <u>storeys</u> . |
| Floor Space Ratio | 4 The <u>floor space ratio</u> shall not exceed .89 to 1. |
| Site Coverage | 5 <u>Site coverage</u> shall not exceed 35%. |
| Open Site Space | 6 At least 40% of the <u>area</u> of a <u>lot</u> shall be <u>open site space</u> . |
| Number of Buildings | 7 More than one <u>building</u> may be sited on a <u>lot</u> . |
| Parking | 8 For any <u>multiple dwelling</u> contained within a strata plan, 1.2 parking spaces per <u>dwelling unit</u> shall be provided.
9 For any other <u>multiple dwelling</u> , 1.1 parking space per <u>dwelling unit</u> shall be provided. |
| Entrance Ramp | 10 The entrance ramp grade shall not exceed 2.5% for the first 6 m from the <u>street frontage</u> . |
| General Regulations | 11 Except as provided in this part, the regulations applicable in the R3-A1 Zone, Low Profile Multiple Dwelling District apply in this zone. |