

PART 3.6

R3-S ZONE , SPECIAL MULTIPLE DWELLING DISTRICT

Uses	1	The only use permitted is <u>multiple dwellings</u> and <u>accessory buildings</u> .
Occupation Density	2	No <u>building</u> shall be used or designed or constructed so as to be used for the accommodation of more than one person for each 40 m ² comprised in the <u>lot</u> upon which the <u>building</u> stands, and for the purpose of this Part a <u>building</u> shall be deemed to be used or designed or constructed so as to be used by as many persons as there are rooms in such <u>building</u> , used or intended to be used for the purpose of providing sleeping accommodation.
Floor Area	3	The minimum floor <u>area</u> of each <u>dwelling unit</u> in a <u>building</u> shall be 33 m ² reckoned exclusively of the width or thickness of the exterior walls of the <u>dwelling unit</u> and of the floor <u>area</u> or areas of any and all <u>balconies</u> .
Height	4	No <u>building</u> shall exceed in <u>height</u> 37 m measured from the lowest part of the first floor of the <u>building</u> upon which there is a <u>self-contained dwelling unit</u> other than a <u>dwelling unit</u> used or intended to be used for the accommodation of a caretaker.
Lot coverage	5	The maximum base <u>area</u> of a <u>building</u> shall not exceed 15% of the <u>area</u> of the <u>lot</u> upon which the <u>building</u> stands.
Base Area	6	"Base Area" means the <u>area</u> covering or embraced by the first floor of a <u>building</u> .
Lot Occupancy	7	No floor upon which there is a <u>dwelling unit</u> other than a dwelling used or intended to be used for the accommodation of a caretaker shall exceed in <u>area</u> 12% of the <u>area</u> of the <u>lot</u> upon which the <u>building</u> stands.
Floor Area	8	In reckoning the <u>area</u> of a floor, that part thereof used or intended to be used for a <u>balcony</u> shall be excluded.