

PART 3.83 - R3-JB ZONE, Multiple Dwelling St James Street District**Uses**

- 1 The following uses are the only uses permitted in this Zone:
- (a) Multiple dwellings and multiple dwelling accessory uses;
 - (b) Rest Homes - Class A and Rest Homes – Class B.

Regulations Table

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<i>Category of regulation</i>	<i>Requirements</i>
<u>Lot Area</u> (min.)	920 m ²
<u>Height</u> (max.)	13 m
<u>Storeys</u> (max.)	4
<u>Floor Space Ratio</u> (max.)	1.35:1
<u>Site Coverage</u> (max.)	35 %
<u>Open Site Space</u> (min.)	24 %
<u>Setbacks</u>	<i>Setback (m)</i>
To any <u>street frontage</u>	5 m
To any <u>internal boundary</u>	9.5 m

General regulations

- 3 Parking shall be provided at a ratio of 0.52 parking stalls per residential unit.
- 4 Bicycle Parking shall be provided in accordance with Schedule C.
- 5 Notwithstanding anything to the contrary contained in Schedule C, surface parking shall not be closer than 5 m from a street.
- 6 Not more than two buildings other than an accessory building shall be erected or used on one lot.