

PART 3.99 – R-76 ZONE, OAK BAY AVENUE MULTIPLE DWELLING DISTRICT

3.99.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. Uses permitted in the R1-B Zone, Single Family Dwelling District, subject to the regulations set out in Part 1.2 of the Zoning Regulation Bylaw
- b. Multiple dwelling subject to the regulations in this Part 3.99
- c. Home occupation subject to the regulations in Schedule “D”
- d. Accessory Buildings subject to the regulations in Schedule “F”

3.99.2 Lot Area

<u>Lot area</u> (minimum)	1080m ²
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3.99.3 Floor Area, Floor Space Ratio

- a. Total floor area (maximum) 2185m²
- b. Floor space ratio (maximum) 2.0:1

3.99.4 Height, Storeys

- a. Principal building height (maximum) 15.00m
- b. Storeys (maximum) 4

3.99.5 Setbacks, Projections

- a. Front yard setback (minimum) 2.85m
- b. Rear yard setback (minimum) 4.25m
- c. Side yard setback from a lot line (minimum) 3.65m
- d. Side yard setback on a flanking street for a corner lot (minimum) 3.80 m
- e. Any balcony or deck that faces a lot line may project into a setback (maximum) 1.30m

3.99.6 Site Coverage, Open Site Space

- a. Site Coverage (maximum) 58%
- b. Open site space (minimum) 35%

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3.99.7 Vehicle and Bicycle Parking

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| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule “C” except as otherwise specified by the regulations in this Part 3.99 |
| b. <u>Multiple dwelling</u> subject to strata title ownership (minimum) | 1.12 space per <u>dwelling unit</u> |
| c. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |