

PART 3.153 – R-114 ZONE, 1326 PANDORA STREET DISTRICT

3.153.1 Permitted Uses in this Zone

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

- a. Multiple dwelling
- b. Home occupation subject to the regulations in Schedule “D”
- c. Accessory Buildings subject to the regulations in Schedule “F”
- d. Garage sales limited to no more than 2 in any year

3.153.2 Site Area, Lot Area

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| a. <u>Site area</u> (minimum) | 545m ² |
| b. <u>Lot</u> width (minimum) | 15.00 m average <u>lot</u> width |

3.153.3 Floor Area, Floor Space Ratio

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| a. <u>Floor space ratio</u> (maximum) | 1:1 |
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3.153.4 Height, Storeys, Roof Decks

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|---|---|
| a. Principal <u>building height</u> (maximum) | 7.6m in <u>height</u> and 2 <u>storeys</u> if the <u>building</u> does not have a <u>basement</u>
7.6m in <u>height</u> and 1½ <u>storeys</u> if the <u>building</u> has a <u>basement</u> |
| b. <u>Roof deck</u> | Not permitted |

3.153.5 Setbacks, Projections

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| a. <u>Front yard setback</u> (minimum) | 7.50m |
| b. <u>Rear yard setback</u> (minimum) | 14.41m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 1.5m or 10% of the <u>lot width</u> whichever is greater
3.0m for one <u>side yard</u> when the <u>lot</u> is not serviced by a rear lane |
| d. Eave projections into <u>setbacks</u> (maximum) | 0.75m |

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3.153.6 Site Coverage, Open Site Space

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| a. <u>Site Coverage</u> (maximum) | 40.00% |
| b. <u>Open site space</u> (minimum) | 30.00% |

3.153.7 Vehicle and Bicycle Parking

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| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule “C” |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |

Bylaw 23-094 adopted December 14, 2023