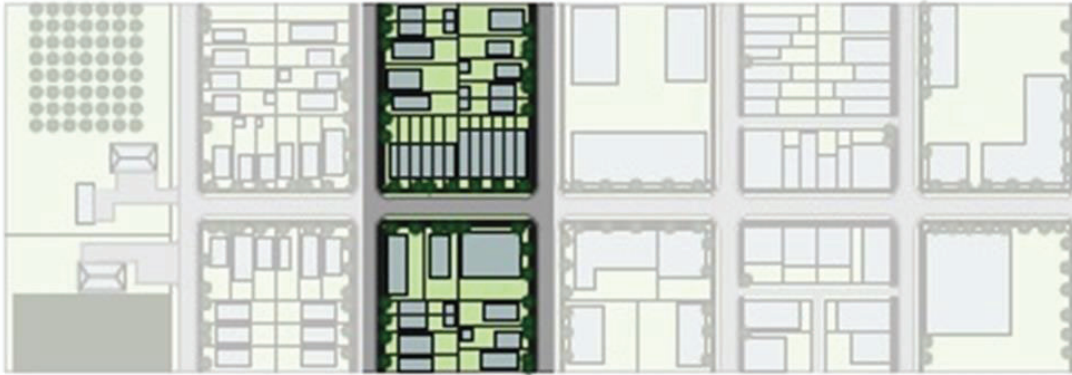


6.4 RESIDENTIAL MULTIPLE ONE ZONE



6.4.1 Permitted Uses

- a) Triplex dwelling;
- b) Semi-detached dwelling;
- c) Duplex dwelling;
- d) Fourplex dwelling;
- e) Boarding house dwelling;
- f) Converted dwelling;
- g) Street townhouse dwelling;
- h) Block townhouse dwelling;
- i) Home occupation;
- j) Second dwelling units; and
- k) Uses, buildings and structures accessory to the foregoing uses.

6.4.2 Zone Requirements for Residential Multiple One Uses

Minimum Lot Frontage	14.0m 6.0m per dwelling unit for semi-detached dwellings
Minimum Lot Area	140m ² per unit

Minimum Front Yard	3.0m except 6.0m where there is an attached garage
Maximum Front Yard	6.0m
Minimum Side Yard	1.2m
Minimum Corner Side Yard	3.0m
Minimum Rear Yard	7.5m
Maximum Building Height	12.0m
Maximum Lot Coverage	50%

6.4.3 Zone Requirements for a Street Townhouse Dwelling

Minimum Lot Frontage	6.0m per dwelling unit, except in the case of an interior lot containing a dwelling attached on one side only, the minimum lot frontage required shall be 9.0m
Minimum Lot Area	230m ² per unit
Minimum Front Yard	3.0m
Maximum Front Yard	6.0m
Minimum Side Yard	1.2m
Minimum Corner Side Yard	3.0m
Minimum Rear Yard	7.5m
Maximum Building Height	12.0m
Landscape strip	A landscape strip of 1.5m minimum in width shall be provided where the boundary of a RM1 Zone abuts an R1, R2 or R3 Zone
Maximum Lot Coverage	50%

6.4.4 Zone Requirements for a Block Townhouse Dwelling

Minimum Lot Frontage	30.0m or 14.0m on a corner lot
Minimum Lot Area	2,000m ²
Minimum Front Yard	3.0m

Maximum Front Yard	6.0m
Minimum Side Yard	1.2m, except that where the rear of a building faces the side yard, the minimum side yard shall be 7.5m, and the minimum side yard abutting a street shall be 7.5m
Minimum Corner Side Yard	3.0m
Minimum Rear Yard	7.5m
Maximum Building Height	12.0m
Minimum Setback from an Internal Road	3.0m except for garages where it is 6.0m
Maximum Setback from an Internal Road	4.5m
Distance Between Buildings on the Same Lot	<p>FACE OF A BUILDING means one or other of the longest walls on a building.</p> <p>SIDE OF A BUILDING means one or the other of the shortest walls on a building.</p> <p>Each building shall be deemed to have two faces.</p> <p>Any face of one townhouse shall be no closer to any side of another townhouse than 9.0m.</p> <p>Any face of any townhouse shall be no closer than 14.0m to any face of another townhouse.</p> <p>Any side of any townhouse shall be no closer than 3.0m to any side of another townhouse.</p>
Landscape strip	A landscape strip of 1.5m minimum in width shall be provided where the boundary abuts a R1, R2, or R3 Zone.
Maximum Lot Coverage	50%

6.4.5 Zone Requirements for a Home Occupation

Please refer to Section 3.13.1

6.4.6 Zone Requirements for Second Dwelling Units

Please refer to Section 3.29