

SECTION 13 - MULTIPLE-FAMILY DWELLING FIRST DENSITY DISTRICT RM1

The following provisions shall apply in all MULTIPLE-FAMILY DWELLING FIRST DENSITY DISTRICTS RM1:-

No person shall hereafter use any building, structure or land nor erect any building or structure except in accordance with the following provisions:

13.1 USES PERMITTED

13.1.1 Residential:

Single-detached dwelling
Semi-detached dwelling
Duplex dwelling

13.2 SINGLE-DETACHED DWELLING

13.2.1 Lot Frontage:

Minimum - 18.0 metres

13.2.2 Lot Area:

Minimum - 665 square metres

13.2.3 Yard Requirements:

Front yard - minimum 6.0 metres
Rear yard - minimum 7.5 metres
Side yard - 1 storey - minimum 1.8 metres
1 ½ storey - minimum 2.4 metres
2 storey - minimum 3.0 metres

13.2.4 Ground Floor Area:

Minimum - 69 square metres

13.2.5 Total Floor Area:

Minimum - 83 square metres

13.2.6 Lot Coverage:

Maximum - 35 percent

13.3 SEMI-DETACHED OR DUPLEX DWELLING

13.3.1 Lot Frontage:

Minimum - 18.0 metres

13.3.2 Lot Area:

Minimum - 695 square metres

13.3.3 Yard Requirements:

SEMI-DETACHED DWELLING
Front yard - minimum 6.0 metres
Rear yard - minimum 7.5 metres
Side yard - minimum 3.0 metres

DUPLEX DWELLING
minimum 6.0 metres
minimum 7.5 metres
minimum one side 1.8 metres
minimum other side 3.0 metres

13.3.4 Total Floor Area per Dwelling Unit:

Minimum - 78 square metres

13.2.5 Lot Coverage:

Maximum - 40 percent