

RM1 – LOW DENSITY MULTI-RESIDENTIAL

5.14 The purpose of this *zone* is to provide for lower density multiple *family* residential development.

5.14.1 Permitted Uses

Principal Uses

Community care facility
Multi-residential dwelling
Single detached dwelling
Semi-detached dwelling

Accessory Uses

Home occupation

5.14.2 Site Development Regulations

Minimum *Lot Area*

Single detached dwelling	500 m ²	(5,382 ft ²)
Semi-detached dwelling	700 m ²	(7,535 ft ²)
Four (4) <i>dwelling</i> units or less	900 m ²	(9,688 ft ²)
Over four (4) <i>dwelling</i> units	1,000 m ²	(10,764 ft ²)

Minimum *Frontage*

Single detached dwelling	15 m	49.2 ft
Semi-detached dwelling	20 m	65.6 ft
Four (4) <i>dwelling</i> units or less	25 m	82.0 ft
Over four (4) <i>dwelling</i> units	30 m	98.4 ft

Maximum *Coverage*

40%

Minimum *Setbacks*:

<i>Front yard</i>	7.5 m	(24.6 ft)
<i>Rear yard</i>	9 m	(29.5 ft)
<i>Side yard</i>	1.5 m	(4.9 ft)

Maximum *Floor Area Ratio*

0.5

Maximum Height, Principal *Building*

10 m (32.8 ft)

5.14.3 Conditions of Use

- (a) The principal access to each *dwelling* unit shall be from an outdoor area.
- (b) Groups of single and semi-detached or multi-residential dwellings are permitted, as an exception to Section 6.1 of this bylaw.
- (c) Site development for single and semi-detached dwellings must be in accordance with the R2 *zone* regulations provided in Sections 5.12.2 and 5.12.3.