

**RM2 – MEDIUM DENSITY MULTI-RESIDENTIAL**

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

5.15.1 Permitted Uses

Principal Uses

- Boarding and lodging*
- Community care facility*
- Multi-residential dwellings
- Single detached dwelling
- Semi-detached dwelling

Accessory Uses

- Home occupation*

5.15.2 Site Development Regulations

Minimum <i>Lot Area</i>	840 m <sup>2</sup>	(9,043 ft <sup>2</sup> )
Minimum <i>Frontage</i>	25 m	(82.0 ft)
Maximum <i>Coverage</i>	50%	
Minimum <i>Setbacks</i> :		
<i>Front yard</i>	6 m	(19.7 ft)
<i>Rear yard</i>	9 m	(29.5 ft)
<i>Side yard</i>	5 m	(16.4 ft)
Maximum <i>Floor Area Ratio</i>	0.8	
Maximum Height, Principal <i>Building</i>	12.5 m	(41.0 ft)

5.15.3 Conditions of Use

- (a) Notwithstanding the provisions of 5.15.2, *useable open space* shall be provided on the *lot* of not less than 45 m<sup>2</sup> (484.4 ft<sup>2</sup>) for each *dwelling* unit containing 3 or more bedrooms, and not less than 18 m<sup>2</sup> (193.3 ft<sup>2</sup>) for each *dwelling* unit of smaller size.
- (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 *detached* and semi-detached dwellings must be in accordance with the R2 zone regulations provided in Sections 5.12.2 and 5.12.3.