

526. **R-4 - RESIDENTIAL 4 ZONE**

527. **PERMITTED USES**

Except as otherwise provided in **Part 3, Section 303** of this Bylaw, the following and no other uses are permitted in the area designated as **R-4**:

- a) multiple family dwelling;
- b) home occupations;
- c) accessory buildings, subject to the regulations in **Part 3, Section 305** of this Bylaw.

528. **LOT AREA AND WIDTH**

The minimum lot area required is one thousand (1,000) square metres, and the minimum width twenty-five (25) metres.

529. **DENSITY**

- a) The number of dwelling units per lot for apartments shall not exceed one (1) for each two hundred (200) square metres.
- b) The number of dwelling units per lot for townhouses shall not exceed one (1) per each two hundred and fifty (250) square metres.
- c) The number of dwelling units per lot for apartments or townhouses shall not exceed one (1) per each one hundred and twenty (120) square metres of lot area where the District of Sechelt and the owner have entered into a housing agreement under Section 905 of the Local Government Act.

530. **LOT COVERAGE**

Buildings, parking area and driveways shall not cover more than seventy-five (75%) percent of the lot area.

531. **SITING OF BUILDINGS AND STRUCTURES**

- 1. No principle building or structure except a fence shall be located within:
  - a) seven point five (7.5) metres of a front lot line;
  - b) seven point five (7.5) metres of a rear lot line;

- c) six (6.0) metres of one side lot line for apartments;
- d) three (3.0) metres of a side lot line for townhouses;
- e) three (3.0) metres where the side lot line abuts a street.

2. Accessory buildings shall not be located within one (1.0) metre of any lot line.

532. **HEIGHT OF BUILDING**

- a) No building shall exceed ten point five (10.5) metres in height.
- b) No accessory building shall exceed six (6.0) metres in height.

533. **OFF-STREET PARKING**

Off-street parking shall be provided and maintained in accordance with **Part Eleven** of this Bylaw.