

547. **R-4A - RESIDENTIAL 4A ZONE**

548. **INTENT**

The intent of the R-4A zone is to create a specified multi-family residential zone in close proximity to the downtown core so as to permit greater density, increased height, and reduced parking.

549. **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-4A**:

- a) dwelling, multiple family;
- b) home occupation;
- c) accessory buildings.

550. **LOT AREA AND WIDTH**

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

551. **DENSITY**

The number of dwelling units per lot for apartments shall not exceed one (1) for each one hundred and sixty-three (163) square metres.

552. **LOT COVERAGE**

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

553. **SITING OF BUILDINGS AND STRUCTURES**

- 1. No 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 and townhouses except where a side lot line abuts a street;

- d) three (3.0) metres where the side lot line abuts a street notwithstanding any other setback requirements.
2. Accessory buildings shall not be located within one (1.0) metre of any lot line.

554. **HEIGHT OF BUILDING**

- a. No building shall exceed seventeen point six (17.6) metres in height.
- b. No accessory building shall exceed six (6.0) metres in height.

555. **WIDTH OF BUILDING**

No building containing a dwelling unit shall have a width less than six (6.0) metres, of which at least seven point three (7.3) metres (twenty-four (24.0) feet) or forty (40%) percent of the building length (whichever is greater) is enclosed climate controlled habitable living area.

556. **OFF-STREET PARKING**

Off-street parking shall be provided as follows:

- a. 1.25 spaces per apartment unit