

557. **R-4B - RESIDENTIAL 4B ZONE**

558. **INTENT**

The intent of the R-4B zone is to create a specialized multi-family residential zone. The zone allows for the development of single family dwellings, townhouses, and apartments.

559. **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-4B**:

- a) dwelling, single family;
- b) dwelling, two family;
- c) dwelling, multiple family
- d) home occupation;
- e) accessory buildings.
- f) secondary suites

560. **LOT AREA AND WIDTH**

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

561. **DENSITY**

The number of dwelling units per lot shall not exceed one (1) for each two hundred and fifty (250) square metres.

562. **LOT COVERAGE**

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

563. **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 for apartments and townhouses;
- b) seven point five (7.5) metres of a rear lot line for apartments and townhouses;
- 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 side lot line setback requirement;
- e) five (5) metres of a front lot line for single family dwellings and two family dwellings;
- f) five (5) metres of a rear lot line for single family dwellings and two family dwellings;
- g) **three (3) metres** of a side lot line for single family dwellings and two family dwellings.

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

564. **HEIGHT OF BUILDING**

- a. No building shall exceed fifteen (15.0) metres in height.
- b. No accessory building shall exceed six (6.0) metres in height.

565. **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.

566. **OFF-STREET PARKING**

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