

7.9 RM-2 ZONE – Multi-Unit Residential

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Intent: To provide a zone for a multiple units and compatible uses on serviced urban lots 800m² (8,611 ft²) or larger in size. [Low Density Residential at approximately 25 units per gross hectare (10 units per acre)].

Uses Permitted .1 The following uses and no others are permitted in the RM-2 Zone:

- Principal Uses**
- .1 Single Detached Dwelling
 - .2 Duplex dwelling
 - .3 Multiple-unit residential dwellings

Accessory Uses .2 The following uses and no others are permitted as accessory to the principal uses in the RM-2 Zone:

- .1 Home Based Business, Minor

Lot Area .3 The minimum lot area is 800m² (8,611ft²).

Lot Dimensions .4 The minimum lot dimensions on subdivision are:

Width	20.0m (65.6ft)
Depth	30.0m (98.4ft)

Density .5 The maximum Floor Area Ratio (FAR) shall be 0.6 and not exceed 25 units per hectare (10 units per acre) to a maximum of four units per lot.

Lot Coverage .6 The maximum lot coverage is 40%.

Setback Requirements Minimum setback requirements are as follows:

.7 Principal building:

Front yard	4.5m (14.8ft)
Rear yard	6.0m (19.7ft)
Interior Side yard	2.0m (6.5ft)
Exterior Side yard	4.5m (14.8ft)

.8 Accessory buildings and structures:

Front yard	6.0m (19.7ft)
Rear yard	3.0m (9.8 t)
Interior Side yard	2.0m (6.6ft)
Exterior Side yard	4.5m (14.8ft)

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Height .9 Maximum building heights are as follows:

Principal building	10.0m (33ft)
Accessory buildings and structures	4.5m (14.8ft)

Amenity Area .10 All lots shall provide amenity area(s) of not less than 25m² (269 ft²) attached to each dwelling unit.

Other Regulations .11 Where a development has access to a rear lane, vehicular access to the development is only permitted from the rear lane.