

**7.9 RM-3 ZONE – Multi-Unit Residential – Low Density & Cluster**

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**Intent:** To provide a zone for comprehensively designed ground-oriented Multiple-unit residential buildings, related amenity spaces and compatible uses on serviced urban lots. [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-3 Zone:

- Principal Uses**
- .1 Multiple-unit residential dwellings
  - .2 Care Facility, Congregate
  - .3 Care Facility, Extended
  - .4 Care Facility, Major

**Accessory Uses** .2 The following uses and no others are permitted as accessory to the principal uses in the RM-3 Zone:

- .1 Home Based Business, Type I (Minor)
- .2 Residential Flex Unit

**Lot Area** .3 The minimum lot area is:

Less than 30% slope	1,400m <sup>2</sup> (15,067ft <sup>2</sup> )
Greater than 30% slope	2,000m <sup>2</sup> (21,528ft <sup>2</sup> )

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

Width	30.0m (98.4ft)
Depth	35.0m (114.8ft)

**Density** .5 The maximum Floor Area Ratio (FAR) shall be 0.6 and not exceed 25 units per hectare (10 units per acre).

**Lot Coverage** .6 The maximum lot coverage is 45%. This may be increased to 50% if permeable parking surfaces are provided.

**Setback Requirements** .7 Minimum setback requirements are as follows for all buildings and structures:

Front yard	6.0m (19.7ft)
Rear yard	7.5m (24.6ft)
Interior Side yard	3.0m (9.8ft)
Exterior Side yard	6.0m (19.7ft)

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**Height**

.8 Maximum building heights are as follows:

Principal building	11.0m (36ft)
Accessory buildings and structures	4.5m (14.8ft)

**Other Regulations**

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

- .10 Child care centres shall be located on the lot such that the facility:
- a. has pedestrian access from a street independent of the vehicular access to the parking spaces serving the dwelling units; and
  - b. has direct access to an open space and play area on the subject lot.