

PART 3.130 – R-96 ZONE, ELFORD DWELLING DISTRICT**3.130.1 Permitted Uses in this Zone**

The following uses are the only uses permitted in this Zone:

- a. Uses permitted in the R1-B Zone, Single Family Dwelling District, subject to the regulations set out in Part 1.2 of the Zoning Regulation Bylaw
- b. Multiple dwelling
- c. Home occupation subject to the regulations in Schedule “D”
- d. Accessory Buildings subject to the regulations in Schedule “F”

3.130.2 Lot Area

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|---------------------------|-------------------|
| <u>Lot area</u> (minimum) | 500m ² |
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3.130.3 Floor Space Ratio

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| <u>Floor space ratio</u> (maximum) | 0.6:1 |
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3.130.4 Height

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|--|------|
| Principal <u>building height</u> (maximum) | 9.5m |
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3.130.5 Setbacks

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|---|-------|
| a. <u>Front yard setback</u> (minimum) | 5m |
| b. <u>Rear yard setback</u> (minimum) | 11.5m |
| c. <u>Side yard setback</u> (north) (minimum) | 1.5m |
| d. <u>Side yard setback</u> (south) (minimum) | 4m |

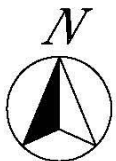
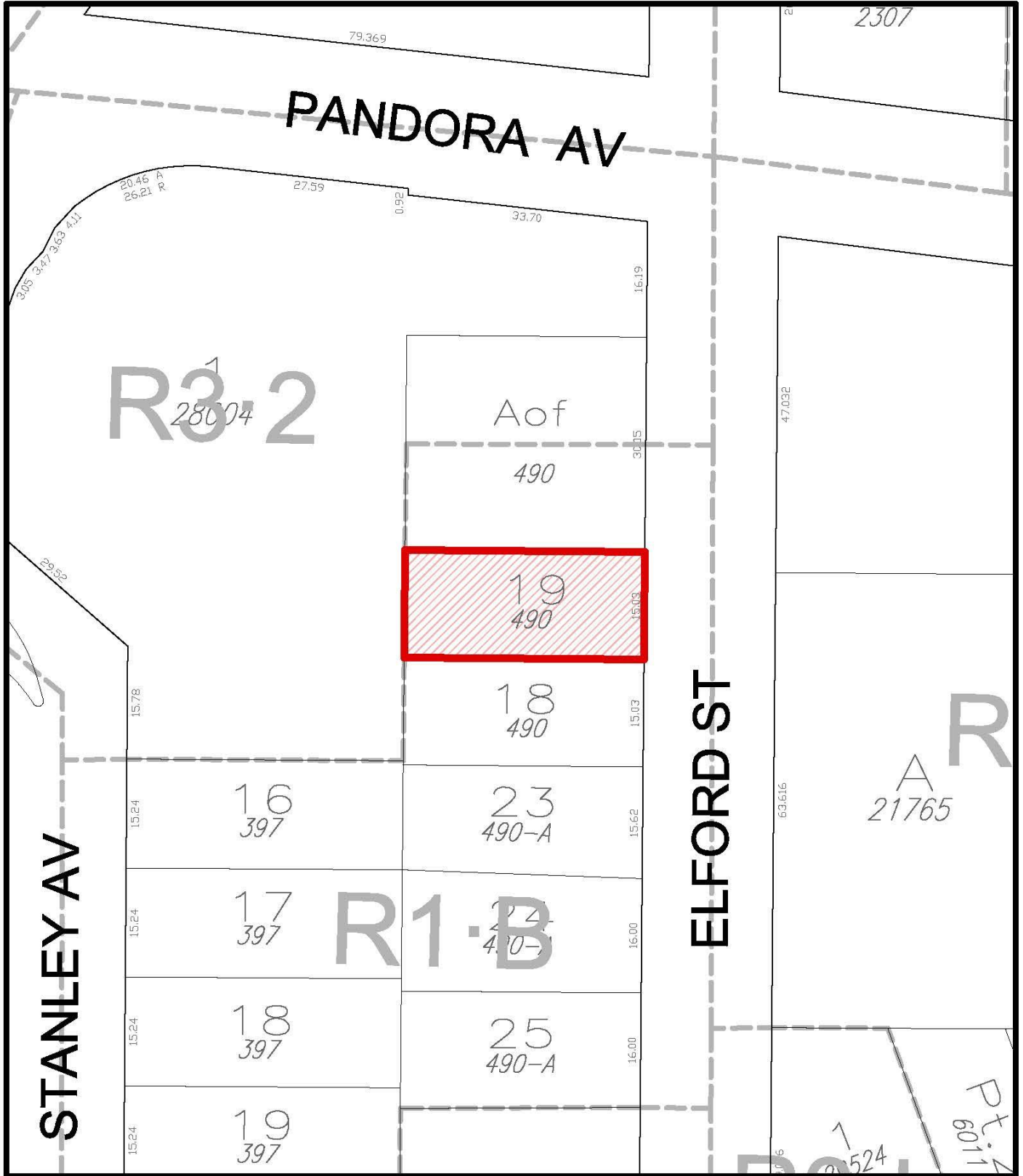
3.130.6 Site Coverage

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| <u>Site Coverage</u> (maximum) | 27% |
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3.130.7 Vehicle and Bicycle Parking

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|---|--|
| a. <u>Vehicle parking</u> for a <u>multiple dwelling</u> (minimum) | 5 parking spaces |
| b. Minimum width of vehicular parking landscaping strip along rear property line (minimum) | 0.6m |
| c. Minimum width of vehicular parking landscaping strip along the side property lines (minimum) | 0.3m |
| d. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |



1442 Elford Street
Rezoning No.00703

