



**PART 2.167 – RT-3 ZONE, ATTACHED DWELLING (IRMA) DISTRICT****2.167.1 Permitted Uses in this Zone**

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

- a. Single family dwelling, subject to the regulations contained in Part 1.2 of the Zoning Regulation Bylaw
- b. Attached dwelling,
- c. Semi-attached dwelling,
- d. Accessory buildings, subject to the regulations set out in Schedule “F”

**2.167.2 Number and Dimensions of Buildings and Uses**

- |  |                                  |
|--|----------------------------------|
| a. Number of <u>buildings</u> (maximum)  | 2, excluding accessory buildings |
| b. Number of <u>self-contained dwelling units</u> per <u>attached dwelling</u> (maximum)   | 4                                |
| c. No more than six <u>self-contained dwelling units</u> may be located on a <u>lot</u> with an <u>attached dwelling</u>                                     |                                  |
| d. Notwithstanding Section 19 of the General Regulations, more than one <u>building</u> is permitted on a <u>lot</u> subject to the regulations in this Part |                                  |

**2.167.3 Floor Area, Floor Space Ratio**

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|---------------------------------------|---------------------|
| a. <u>Total floor area</u> (maximum)  | 796.0m <sup>2</sup> |
| b. <u>Floor space ratio</u> (maximum) | 0.72:1              |

**2.167.4 Height, Storeys**

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|-------------------------------------|-------|
| a. <u>Building height</u> (maximum) | 9.25m |
| b. <u>Storeys</u> (maximum)         | 3     |

**2.167.5 Setbacks, Projections**

- |  |      |
|--|------|
| a. <u>Front yard setback</u> (minimum)                               | 6.0m |
| b. <u>Rear yard setback</u> (minimum)                                | 4.0m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 4.0m |
| d. Separation space between buildings (minimum)                      | 5.0m |

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**2.167.6 Site Coverage, Open Site Space**

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|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum)   | 50% |
| b. <u>Open site space</u> (minimum) | 30% |

**2.167.7 Vehicle and Bicycle Parking**

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|------------------------------|--|
| a. Vehicle parking (minimum) | Subject to the regulations in Schedule "C" |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule "C" |

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2816 Irma Street  
Rezoning No.00829

