

## **SECTION 12 - MR - MULTIPLE RESIDENTIAL ZONE**

**12.1** Within an MR - Multiple Residential Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **12.2 PERMITTED USES**

- i) multiple dwelling including triplex, fourplex, townhouse and low-rise apartment complex,
- ii) a senior citizen multiple dwelling,
- iii) a converted dwelling,
- iv) a Type 'A' home occupation in accordance with Section 5.29,
- v) a public park,
- vi) an accessory building or use to the above uses.

### **12.3 ZONE REGULATIONS**

**a) For the Principal Building (Multiple Residential Development will be permitted only on full public services)**

- i) Lot Area (whichever is greater)
  - a) Minimum 8000 sq. metres (86,114.1 sq. ft.)
  - b) Minimum Per Dwelling Unit 800 sq. metres (8,611.4 sq. ft.)
- ii) Lot Frontage (Minimum) 60 metres (196.9 ft.)
- iii) Front Yard (Minimum) 10 metres (32.8 ft.)
- iv) Rear Yard (Minimum) 10 metres (32.8 ft.)
- v) Interior Side Yard (Minimum):
  - a) to a wall of a building containing windows to habitable rooms 8 metres (26.2 ft.)
  - b) to a wall of a building containing no windows to habitable rooms 3 metres (9.8 ft.)
- vi) Interior Side Yard (Minimum) (between dwelling units) nil
- vii) Exterior Side Yard (Minimum) 10 metres (32.8 ft.)
- viii) Building Height (Maximum) 11 metres (36.1 ft.)
- ix) Lot Coverage (Maximum) 30 percent
- x) Dwelling Unit Gross Floor Area (in multiple dwelling) (Minimum) 74.3 sq. metres (800 sq. ft.)
- xi) Guest Room Area (Minimum) (in senior citizen multiple dwelling) 23 sq. metres (247.6 sq. ft.) for each room
- xii) Minimum Number of Dwelling Units in One Principal Building 3 dwelling units
- xiii) Off-street parking shall be provided in accordance with Section 5.31.

**b) For Accessory Buildings Not Attached To The Principal Building**

- i) Rear Yard (Minimum) 2.5 metres (8.2 ft.)
- ii) Interior Side Yard (Minimum) 2.5 metres (8.2 ft.)
- iii) Exterior Side Yard (Minimum) 10 metres (32.8 ft.)
- iv) Building Height (Maximum) 4.5 metres (14.8 ft.)

**c) For a Converted Dwelling**

- i) The minimum gross floor area of a one bedroom dwelling unit shall be 42 sq. metres (452.1 sq. ft.) plus an additional 13 sq. metres (139.9 sq. ft.) for each additional bedroom.
- ii) The minimum lot area per dwelling unit shall be 1,400 sq. metres (15,070.0 sq. ft.).
- iii) No external stairway other than an open fire escape shall be provided.
- iv) Such dwelling shall be certified by the Chief Building Official to be structurally suitable for such conversion.
- v) The 3 metre (9.8 ft.) strip immediately adjacent to any lot line shall be landscaped.
- vi) Off-street parking shall be provided in accordance with Section 5.31.
- vii) The sewage disposal system has been inspected and approved by the appropriate authority.

**12.4 GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply , where applicable, to any land, lot, building, structure or use within the MR - Multiple Residential Zone.

**12.5 SPECIAL MR - MULTIPLE RESIDENTIAL ZONES**