

4.2.4 MULTIPLE FAMILY RESIDENTIAL (HIGH DENSITY)

1. Purpose

The purpose of the R4 zone is to provide for higher density, larger structures in the form of apartments and stacked townhouse dwelling units.

2. Permitted Uses

The following uses, and no other, are permitted in the R4 zone:

1. multi family dwellings;
2. rest homes;
3. uses permitted under section 3.3 of this Bylaw;

3. Accessory Uses

1. home occupation;
2. other uses, buildings and structures accessory to a permitted use.

4. Regulations

1. On a parcel located in an area designated as R4, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out below in which Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
1. Minimum Parcel Area	1,115 sq. m (12,000 sq. ft.)
2. Minimum Frontage	20 m (65.6 ft.)
3. Minimum Setback a) Principal Building • front yard • rear yard • side yard	7.5 m (24.6 ft.) 9 m (29.5 ft.) 4.5 m (14.8 ft.)

b) Accessory Building • front yard • rear yard • rear yard adjacent to a highway right-of-way other than a lane • side yard • side yard where adjacent to a highway right-of-way other than a lane c) All structures	7.5 m (24.6 ft.) 2.1 m (6.9 ft.) 4.5 m (14.8 ft.) 2.0 m (6.6 ft.) 4.5 m (14.8 ft.) 22 m (72.2 ft.) from the centre line of Hwy 3
4. Maximum Parcel Coverage	40%
5. Maximum Density	74 dwelling units per gross hectare (30 dwelling units per gross acre)
6. Maximum Building Height • Principal Building • Accessory Building	12 m (39.4 ft.) 5 m (16.4 ft.)
7. Minimum Amenity Space per dwelling unit	4.5 sq. m (48 sq. ft.) in either a balcony, terrace or patio
8. Parking	See Part 5

5. Special Regulations

1. In buildings containing more than 10 dwelling units, indoor amenity space in the amount of not less than 1.4 sq. meters (15 sq. ft.) per dwelling unit shall be provided.
2. All development and redevelopment shall be guided by the regulations of the multi-family development permit area and a development permit shall be required.
3. Decks and balconies may encroach into the rear and front yards, and on corner lots, into the side yard, providing that they do not interfere with pedestrian traffic on a sidewalk and do not block sight distance for traffic turning movements.