

Section 6.4.80.2

(580.33, 580.61)

RESIDENTIAL 12

R12

Permitted Uses and Minimum Site Area

Permitted Use	Required Site Area
a) Home Occupation Use	n/a
b) Residential Use - per dwelling unit	220 m ²
i. Density Bonus for Amenity For density bonuses, please refer to Section 6.3(19) "Density Bonuses".	

Number and Size of Buildings and Structures

Height

- Interior heated space	7.3m
- Ridge of a gable, hip or gambrel sloped roof	9.5 m
- Mansard roof	
- deck line	8.0 m
- top of roof	9.0 m
- Flat roof	8.0 m

Except for buildings and structures within 7.5 of the rear property line then the maximum height shall be as follows:

- Ridge of gable or hip sloped roof	
- 10:12 pitch or steeper (which may include secondary roofs of dormers with less than a 10:12 pitch)	7.5 m
- Less than 10:12 pitch	5.3 m
- Mansard roof	
- Deck line	4.0 m
- Top of roof	4.5 m
- Gambrel roof	4.5 m
- Flat roof	4.0 m

Parcel coverage 45%

Floor Area Ratio 0.68

Minimum number of dwelling units per parcel 2

Minimum Setback Requirements

Front lot line	5.5 m
Rear lot line	3.0 m
Exterior side lot line	3.0 m
Interior side lot line	2.0 m
Interior side lot line adjacent to a lane	2.5 m

except:

- a) where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3 of this Part shall apply.
- b) that any roof overhang, eave, cornice or gutter may project up to a maximum of 1.0m into any required setback area.