

## 03 RESIDENTIAL LAND USE DISTRICTS

### 3.9 R3 RESIDENTIAL COMPREHENSIVE MULTIPLE UNIT DISTRICT

#### Purpose

To provide for multi-unit residential dwellings at medium densities and on larger lots to facilitate comprehensively designed developments and other compatible residential neighbourhood uses.

#### 3.9.1 Permitted Uses

Accessory Building

Apartment Building

Home Occupation – Class 1

Open Space

Public Utility

Townhouse

Townhouse, Stacked

#### 3.9.2 Discretionary Uses

Administrative/Sales Office

Care Facility

Common Amenity Housing

Day Care

Duplex Dwelling

Employee Housing

Home Occupation – Class 2

Logging Operation

Manufactured Dwelling

Public Building

#### 3.9.3 Regulations

3.9.3.1 The Minimum front yard setback shall be 7.5m.

3.9.3.2 The minimum side yard setback shall be 3.0 m. where a common party wall has been Constructed on a property line, the side yard setback shall be 0.0m. **[2023-18]**

3.9.3.3 The minimum rear yard setback shall be 9.0 m.

3.9.3.4 The maximum building height shall be 12.0 m, not exceeding 9.0 at any eaveline.

3.9.3.5 The minimum of 40% of the site area shall be landscaped.

3.9.3.6 The maximum site coverage for all buildings shall be 40%

3.9.3.7 The minimum density for Apartment Building, Townhouse and Townhouse Stacked Developments shall be 30 units per hectare.

3.9.3.8 The maximum density for Apartment Building, Townhouse and Townhouse, Stacked developments shall be 67 units per hectare.