

Part 1 – Residential Small Scale Multi Unit Housing (R-SSMUH) Zone

8.1.1. Intent

The R-SSMUH zone is intended to provide appropriate zoning for residential uses including small scale multiple unit housing and infill development on serviced lots.

8.1.2. Permitted Uses

In the R-SSMUH Zone, the following uses are permitted, and all other uses are prohibited except as otherwise noted in this bylaw:

Principal Uses

- (1) *Single residential dwelling*
- (2) *Duplex*
- (3) *Townhouse dwelling*

Secondary Uses

- (4) *Secondary suite*
- (5) *Accessory buildings and structures*
- (6) *Home Occupation*
- (7) *Accessory Dwelling Unit*

8.1.3. Density

A maximum of four dwelling units per lot is permitted subject to the development regulations in this zone, and the provisions of Section 6.19.1. General Regulations for Secondary Suites and Accessory Dwelling Units.

8.1.4. Minimum Lot Dimensions

(1) Lot Size

- i. A lot shall have an area of not less than 300 m² for a single residential dwelling or duplex.
- ii. Where a lot is developed with a multiple unit form and being subdivided along a party wall, the minimum lot area for a fee simple party wall subdivision is 270 m². Where a fourplex is being created by party wall subdivision, no additional secondary dwelling units are permitted.

(2) Lot Frontage

- i. A lot shall have a frontage of not less than 10 m except for a corner lot, where the frontage shall be not less than 13 m. In the case of a lot fronting the bulb of a cul-de-sac, the frontage shall be measured at the front yard setback line.
- ii. Where lots are being subdivided along a party wall, the minimum lot frontage shall be 9 m.

(3) Lot Depth

- i. A lot shall have a depth of not less than 30 m, measured from the front lot line to the rear lot line.

8.1.5. Lot Coverage

The maximum lot coverage for buildings, structures and impermeable surfaces is 60%.

8.1.6. Setbacks

- (1) Except where otherwise specified in this Bylaw, the following minimum building setbacks shall apply:
 - i. Front yard: 4.0 m except that the minimum front yard setback for garages or carports shall be 6.0 m.
 - ii. Rear Yard: 5.0 m
 - iii. Side Yard: 1.5 m except that
 - (a) Where a side yard flanks a street, excluding a lane, the minimum side yard shall be 3.0 m, and
 - (b) Where a secondary residence or accessory dwelling unit located behind the principal building lacks side or rear lane access, the minimum side yard setback distance for the principal building on one side shall be 3.0 m.
 - (c) Where units are separated by a party wall subdivision, the side yard setback along the party wall shall be 0 m.

8.1.7. Height of Buildings

- (1) The height of a principal building shall not exceed 11.0 m.
- (2) The height of a secondary residence or accessory dwelling unit shall not exceed 6.5 m.

8.1.8. Accessory Buildings and Accessory Structures

- (1) Shall not exceed 4.5 m in height
- (2) Shall be permitted in the side and rear yard provided they shall conform to all relevant siting regulations of this bylaw
- (3) Shall be permitted at the front of a principal residence provided they shall conform to all relevant siting regulations of this bylaw
- (4) Shall not be located within 1.5 m from the side and rear lot line except where the side or rear yard flanks a street, excluding a lane, in which case the minimum yard distance shall be 3.0 m.

8.1.9. Off-Street Parking

- (1) Except as provided in this section, *off-street* parking shall be provided and maintained in accordance with the requirements of Division 7 of this bylaw.
- (2) Where more than one access point to a property is available, such as a front street and laneway, required parking stalls must be distributed in such a manner as to prevent a continuous row of parking stalls.

8.1.10. Landscaping and Screening

- (1) In addition to the Landscape Requirements identified in Division 6, Part 14 of this bylaw, a vegetated buffer or screen fence not more than 1.5 m high shall be provided along rear or side property lines adjoining other properties.

8.1.11. Conditions of Use

- (1) Despite the permitted use regulations in this zone, no more than one (1) Secondary Suite or one (1) Accessory Dwelling Unit shall be permitted as accessory to a single family or duplex dwelling on a lot that is not connected to community water or sewer services.