

### **Special Provisions for Multiple Block (RMU-20 Zone)**

The following shall apply to cluster row houses in the RMU-20 Zone:

<b>Regulations</b>	<b>New RMU-20 Zone*</b>	<b>Proposed Zoning TOWNS</b>	<b>Proposed Zoning B2B TOWNS</b>	<b>Proposed Zoning STACKED TOWNS</b>	<b>Proposed Zoning APARTMENT</b>
Lot Frontage, Minimum	20 metres	None	None	None	20 metres
Street Line Setback, Minimum	5.0 metres	5.0 metres	5.0 metres	5.0 metres	5.0 metres
Street Line Setback, Maximum	75% of Front Building Faced within 7.0 metres of Street Line	6.0 metres	6.0 metres	6.0 metres	75% of Front Building Faced within 7.0 metres of Street Line
Side Yard Setback, Minimum	3.0 metres	1.5 metres	1.5 metres	1.5 metres	3.0 metres
Minimum Separation between Buildings	--	3.0 metres	3.0 metres	3.0 metres	3.0 metres
Rear Yard Setback, Minimum	7.5 metres	7.0 metres	None	None	7.5 metres
Minimum Low Rise Residential Lot Line Setback, Minimum	7.5 metres, or half the height of the building (whichever is greater)	None	None	None	7.5 metres, or half the height of the building (whichever is greater)
Building Height, Minimum	7.5 metres	6.0 metres	6.0 metres	7.5 metres	7.5 metres
Building Height, Maximum	20 metres and 6 storeys	11.0 metres	11.0 metres	20 metres and 6 storeys	20 metres and 6 storeys
Density, Minimum	--	None	None	None	None
Density, Maximum	450 Bedrooms Per Hectare	450 Bedrooms Per Hectare	450 Bedrooms Per Hectare	450 Bedrooms Per Hectare	450 Bedrooms Per Hectare
Landscape Open Space	30%	30%	30%	30%	30%
Number of Main Buildings per Lot, Maximum	More than one (1) permitted	More than one (1) permitted	More than one (1) permitted	More than one (1) permitted	More than one (1) permitted
Number of Units Per Townhouse Block, Maximum		8	8	8	
Height of First Storey, Minimum	4.5 metres	None	None	None	4.5 metres*

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Private Patio Area per Unit, Minimum	--	None	10 square metres	10 square metres	None
Amenity Area, Minimum	3 square metres for first bedroom and 2 square metres for each additional bedroom in the Dwelling Unit	None	None	None	3 square metres for first bedroom and 2 square metres for each additional bedroom in the Dwelling Unit

*\*\* To be applied to those blocks and/or areas of blocks with frontage onto Street A ONLY*

Date: June 24, 2020