
20. LNR Zone (Lands North Residential) (Bylaw No. 1108)**Permitted Uses**

- (1) The following uses are permitted and all other uses are prohibited:
- (a) townhouse;
 - (b) apartment; and
 - (c) auxiliary buildings and auxiliary uses to uses permitted in this zone.

Density

- (2) The maximum permitted floor space ratio is 0.65 provided that the maximum number of dwelling units shall not exceed 35 dwelling units per acre.

Height

- (3) The maximum permitted height of an apartment building is 10.7 metres.
- (4) The maximum permitted height of a townhouse is 10.7 metres.

Site Area

- (5) The minimum permitted parcel size is 985 square metres.

Site Coverage

- (6) The maximum permitted site coverage is 35 percent.

Setbacks

- (7) All buildings and structures shall be set back a minimum of 7.6 metres from any parcel boundary and a minimum of 15 metres from any controlled access highway and from Lorimer Road.

Other Regulations

- (8) The minimum permitted separation between principal buildings is 6 metres.

Off-street Parking and Loading

- (9) Off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw. A minimum of 85 percent of required parking spaces shall be fully enclosed or entirely situated below grade.