

10. RM10 Zone (Residential Multiple Ten) (Bylaw No. 464)**Intent**

- (1) The intent of this zone is to provide for the development of medium density duplex and townhouse dwellings.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;
 - (b) duplex dwelling;
 - (c) park and playground; and
 - (d) townhouse.

Density

- (3) The maximum permitted floor site ratio is 0.40.
- (4) The maximum permitted dwelling unit density is as follows:

TYPE OF DWELLING	MINIMUM USABLE SITE AREA PER DWELLING UNIT
Duplex dwelling	372 square metres
Townhouse containing a gross floor area larger than 50 square metres	238 square metres
Townhouse containing a gross floor area of 50 square metres or less	119 square metres

Height

- (5) The maximum permitted height of a principal building is 10.7 metres.

Site Area

- (6) The minimum permitted parcel area per dwelling unit is as follows:

TYPE OF DWELLING	MINIMUM PARCEL AREA
Duplex Dwelling	418 square metres
Townhouse	297 square metres

The minimum frontage is 20 metres. (Bylaw No. 775)

Site Coverage

- (7) The maximum permitted site coverage is 20 percent.

Setbacks

- (8) For Fee Simple and bare land strata lots:
- (a) The minimum permitted front setback is 7.6 metres.
 - (b) The minimum permitted side setback is 3 metres.
 - (c) The minimum permitted rear setback is 7.6 metres.
- (9) Where there are 2 or more buildings on one parcel:
- (a) The minimum permitted separation between buildings is 6 metres.
 - (b) The minimum permitted setback between a building and a parcel line is 8 metres.
 - (c) The minimum permitted setback between a building and an internal access road is 8 metres.

Off-Street Parking and Loading

- (10) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

Other Regulations

- (11) The minimum permitted gross floor area for a dwelling unit is 40 square metres.
- (12) The maximum permitted number of bedrooms in a dwelling unit is 3.
- (13) An auxiliary residential dwelling unit is prohibited.