
25. RM25 Zone (Multiple Residential Twenty-Five) (Bylaw No. 1172)**Intent**

- (1) The intent of this zone is to provide a low density area for detached, duplex and triplex residential dwellings.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;
 - (b) auxiliary residential dwelling unit provided it is contained within a detached dwelling;
 - (c) detached dwelling;
 - (d) duplex dwelling;
 - (e) townhouse limited to a maximum of three dwelling units;
 - (f) apartment limited to a maximum of three dwelling units; and
 - (g) park and playground.

Density

- (3) The maximum permitted gross floor area of a detached dwelling is 325 square metres or a floor space ratio of 0.35, whichever figure is lower.
- (4) The maximum permitted gross floor area of a duplex dwelling, townhouse and apartment is 375 square metres or a floor space ratio of 0.45, whichever figure is lower.
- (5) The maximum permitted floor area for auxiliary parking use of a detached dwelling contained in a principal or auxiliary building or structure is 70 square metres.
- (6) The maximum permitted floor area for auxiliary parking use of a duplex dwelling contained in a principal or auxiliary building or structure is 50 square metres for each dwelling unit.
- (7) The maximum permitted floor area for auxiliary parking use of a townhouse and apartment contained in a principal or auxiliary building structure is 40 square metres for each dwelling unit.

Height

- (8) The maximum permitted height of a building is 7.6 metres.

Site Dimensions

- (9) The minimum permitted parcel area is 465 square metres.
- (10) The minimum permitted useable site area is 465 square metres.
- (11) The minimum permitted frontage is 18 metres.

Site Coverage

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

Setbacks

- (13) The minimum permitted front setback is 7.6 metres.
- (14) The minimum permitted side setback is 3 metres.
- (15) The minimum permitted rear setback is 7.6 metres.

Off-Street Parking and Loading

- (16) 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

- (17) The minimum permitted gross floor area for every dwelling unit in a detached, duplex, townhouse and apartment is 46.5 square metres.
- (18) The maximum permitted number of bedrooms in each dwelling unit is 4.
- (19) The placing of more than one principal building on a parcel is prohibited.
- (20) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 75 square metres and no less than 32.5 square metres.
- (21) In no case shall the gross floor area of the auxiliary residential dwelling unit exceed 35 percent of the gross floor area of a detached dwelling on that parcel.
- (22) An auxiliary residential dwelling unit shall contain only up to two bedrooms, one bathroom, one kitchen, and one living room, and no other rooms.
- (23) An auxiliary residential dwelling unit shall not be used for tourist accommodation and all other uses not expressly permitted in this section are prohibited.