
37. RM38 Zone (Residential Multiple Thirty-Eight) (Bylaw No. 1311)**Intent**

- (1) The intent of this zone is to provide for medium density employee residential use.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) apartment provided no dwelling unit in the apartment is occupied except as employee housing;
 - (b) auxiliary buildings and auxiliary uses; and
 - (c) park and playground.

Density

- (3) The maximum permitted gross floor area of all buildings is 2,125 square metres and in no case shall the number of dwellings on the parcel exceed 18.

Height

- (4) The maximum permitted height of a principal use building is 12 metres.

Parcel Area

- (5) The minimum permitted parcel area 6,500 square metres.

Site Coverage

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

Off Street Parking and Loading

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

Other Regulations

- (8) The maximum permitted floor area of a dwelling unit is 40 square metres.
- (9) The maximum permitted number of bedrooms in a dwelling unit is 3.
- (10) An auxiliary residential dwelling unit is prohibited.