

57. RM57 Zone (Residential Multiple Fifty-Seven) (Bylaw No. 1937)**Intent**

- (1) The intent of this zone is to provide medium density multiple residential employee housing development.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) Auxiliary buildings and uses
 - (b) Duplex dwellings for employee housing
 - (c) Parks and playgrounds
 - (d) Townhouses for employee housing

Density

- (3) The maximum permitted gross floor area of all buildings is 6,780 square metres.
- (4) The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building is shown in the accompanying table:

Use	Maximum Enclosed Parking Area
Duplexes	50 square metres per dwelling unit
Townhouses	40 square metres per dwelling unit

Height

- (5) The maximum permitted height of a principal use building is 7.6 metres.

Parcel and Site Area

- (6) The minimum permitted parcel area and site area is 20,800 square metres.

Setbacks and Siting

- (7) No building shall be located within 6.0 metres of any parcel line.
- (8) No principal use building shall be located within 4.0 metres of any other principal use building.

Off-Street Parking and Loading

- (9) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw except that, in relation to duplex dwellings, the owner must provide at least 1.5 spaces per dwelling unit; and in relation to townhouse dwellings, the owner need only provide 75 percent of the number of parking spaces that would normally be required under Part 6.

Other Regulations

- (10) The maximum occupancy is two persons per bedroom.
- (11) The required number of dwelling units is 40 units in 15 buildings.