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**69. RM68 Zone (Residential Multiple Sixty- Eight) (Bylaw No. 1994)****Intent**

- (1) The intent of this zone is to provide for low density, slope-responsive residential use.

**Permitted Uses**

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

**Density**

- (3) The maximum permitted floor space ratio is 0.25.
- (4) Notwithstanding subsection (3), the maximum permitted gross floor area of a detached dwelling is 465 square metres.
- (5) Notwithstanding subsection (3), the maximum permitted gross floor area of a duplex dwelling is 511 square metres.
- (6) The maximum permitted floor area for auxiliary parking use of a detached dwelling contained in a principal or auxiliary building or structure is 90 square metres.
- (7) The maximum permitted floor area for auxiliary parking use of a duplex dwelling contained in a principal or auxiliary building or structure is 90 square metres per dwelling unit.
- (8) The maximum permitted floor area for auxiliary parking use of a townhouse dwelling contained in a principal or auxiliary building or structure is 40 square metres per dwelling unit.

**Height**

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

**Parcel Size**

- (11) The minimum permitted parcel area is 0.34 hectares.

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- (12) The minimum permitted frontage is 85 metres.

**Site Coverage**

- (13) The maximum permitted site coverage is 20%.

**Setbacks**

- (14) The minimum permitted setback from any parcel boundary is 7.6 metres.
- (15) The minimum permitted separation between principal use buildings is 6 metres.

**Off-Street Parking and Loading**

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

**Other Regulations**

- (17) The minimum permitted gross floor area of a dwelling unit is 55 square metres.
- (18) The maximum permitted number of bedrooms in a dwelling unit is 4.
- (19) Auxiliary residential dwelling units are prohibited.