
74. RM73 Zone (Residential Multiple Seventy-Three) (Bylaw No. 2340)**Intent**

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

Permitted Uses

- (2) The following uses are permitted in the RM73 Zone, and all other uses are prohibited:
- (a) apartments;
 - (b) auxiliary buildings and auxiliary uses; and
 - (c) auxiliary residential dwelling unit.

Density

- (3) The maximum number of apartment dwelling units within the RM73 Zone is 140.
- (4) The maximum number of auxiliary residential dwelling units within the RM73 Zone is 1.
- (5) The maximum permitted gross floor area for the RM73 Zone is 9,800 square metres.
- (6) Despite subsection (5), if the actual gross floor area of the buildings in the RM73 Zone, the construction of which was authorized by a building permit duly authorized by the Municipality or Squamish-Lillooet Regional District prior to April 8, 1981, measured and calculated in accordance with this Bylaw, exceeded the amount specified in subsection (5), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for the zone.
- (7) Despite subsection (5), if the actual gross floor area of the buildings in the RM73 Zone, the construction of which was authorized by a building permit duly authorized by the Municipality or Squamish-Lillooet Regional District prior to April 8, 1981, measured and calculated in accordance with this Bylaw, is less than the amount specified in subsection (5), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for the zone.
- (8) For the purposes of subsections (6) and (7), the Municipality may require a building permit applicant to provide a report by a British Columbia Land Surveyor, professional engineer licensed to practice in British Columbia or member of the Architectural Institute of B.C., certifying the actual gross floor area of buildings in existence in the zone, as of a date specified in the certification.
- (9) Despite subsections (5), (6) and (7), the gross floor area of an apartment dwelling unit that is a strata lot within Strata Plan VR191 may be increased by 26 square metres, less any floor area that was added to the dwelling unit on or after April 8, 1981, but only for the purpose of adding a bedroom to the dwelling unit or enclosing a deck or balcony.

Height

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

Site Coverage

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

Setbacks

- (12) The minimum permitted setback is 7.6 metres from all parcel boundaries.

Off- Street Parking and Loading

- (13) 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

- (14) The minimum permitted gross floor area for a dwelling unit is 32.5 square metres.
- (15) Apartments and any auxiliary residential dwelling unit may be located only in the area shown hatched and outlined in heavy black on the key plan that forms part of the RM73 Zone.
- (16) The key plan for the RM73 Zone is as follows:

