
22. RTA13 Zone (Residential/Tourist Accommodation Thirteen) (Bylaw No. 1437)**Intent**

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

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;
 - (b) apartment; and
 - (c) townhouse.
- (3) Notwithstanding any other provisions of this Bylaw, apartment and townhouse dwellings in the RTA13 zone may be used for the temporary accommodation of not more than 2 guests per bedroom, to a maximum of 8 guests per dwelling, during periods when such dwellings are not occupied for residential use.

Density

- (4) The maximum permitted floor site ratio is 1.0.

Height

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

Site Area

- (6) The minimum usable site area for:
- (a) each dwelling unit of 50 square metres or less is 56.3 square metres; and
 - (b) each dwelling unit of greater than 50 square metres is 112.6 square metres.
- (7) The minimum permitted parcel area is 985 square metres, minimum frontage is 20 metres.

Site Coverage

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

Setbacks

- (9) The minimum permitted front setback is 7.6 metres.
- (10) The minimum permitted side setback is 7.6 metres.

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- (11) The minimum permitted rear setback is 7.6 metres.

Off-Street Parking and Loading

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

Other Regulations

- (13) The minimum permitted separation between principal buildings is 6 metres.
- (14) The minimum permitted gross floor area of a dwelling unit is 40 square metres.
- (15) The maximum permitted number of bedrooms in a dwelling unit is 3.
- (16) An auxiliary residential dwelling unit is prohibited.