
23. RTA14 Zone (Residential/Tourist Accommodation Fourteen) (Bylaw No. 1437)**Intent**

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

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) apartment;
 - (b) townhouse;
 - (c) auxiliary buildings and auxiliary uses; and
 - (d) park and playground.
- (3) Notwithstanding any other provisions of this Bylaw, apartment and townhouse dwellings in the RTA14 zone, excluding employee or resident restricted dwellings (Strata Plan LMS2760 Lots 8 through 19), 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 gross floor area of all buildings is 1,675 square metres.

Height

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

Parcel Area

- (6) The minimum permitted parcel area is 3,000 square metres.

Site Coverage

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

Setbacks

- (8) No building shall be located within 7.6 metres of any parcel boundary.
- (9) The minimum permitted separation between principal use buildings is 6 metres.

Off-Street Parking and Loading

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

Other Regulations

- (11) The minimum permitted floor area of a dwelling unit is 40 square metres.
- (12) The maximum permitted number of bedrooms in a dwelling unit is 3.
- (13) An auxiliary residential dwelling unit is prohibited.