

**25. RTA16 Zone (Residential/Tourist Accommodation Sixteen) (Bylaw No. 1437)****Intent**

- (1) The intent of this zone is to provide for the development of medium density duplex and townhouse dwellings, which are also available for tourist accommodation.

**Permitted Uses**

- (2) The following uses are permitted and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;
  - (b) duplex dwelling;
  - (c) park and playground; and
  - (d) townhouse.
- (3) Notwithstanding any other provisions of this Bylaw, duplex and townhouse dwellings in the RTA16 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 0.40.

**Height**

- (5) The maximum permitted height of a duplex dwelling is 7.6 metres.
- (6) The maximum permitted height of a townhouse building is 10.7 metres.

**Site Area**

- (7) The minimum parcel area and usable site area requirements per dwelling unit are as follows:

<b>TYPE OF DWELLING</b>	<b>MINIMUM PARCEL AREA</b>	<b>MINIMUM USABLE SITE AREA</b>
Duplex Dwelling	418 square metres	279 square metres
Townhouse	297 square metres	232 square metres

- (8) The minimum permitted parcel area is 985 square metres, the minimum frontage is 20 metres.

**Site Coverage**

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

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**Setbacks**

- (10) For Fee Simple and bare land strata lots:
- (a) The minimum permitted front setback is 7.6 metres;
  - (b) The minimum permitted side setback is 3 metres; and
  - (c) The minimum permitted rear setback is 7.6 metres.
- (11) Where there are 2 or more buildings on one parcel:
- (a) The minimum permitted separation between buildings is 6 metres;
  - (b) The minimum permitted setback between a building and a parcel line is 8 metres; and
  - (c) The minimum permitted setback between a building and an internal access road is 8 metres.

**Off-Street Parking and Loading**

- (12) 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**

- (13) The minimum permitted gross floor area for a dwelling unit is 55 square metres.
- (14) The maximum permitted number of bedrooms in a principal dwelling unit is 4.
- (15) An auxiliary residential dwelling unit is prohibited.