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**30. RTA21 Zone (Residential/Tourist Accommodation Twenty-one) (Bylaw No. 1444)****Intent**

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

**Permitted Uses**

- (2) The following uses are permitted and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;
  - (b) indoor and outdoor recreation;
  - (c) park and playground; and
  - (d) townhouse.
- (3) Notwithstanding any other provisions of this Bylaw, townhouse dwellings in the RTA21 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 space ratio is 0.17.

**Height**

- (5) The maximum permitted height of a building is 11.6 metres.

**Parcel Size**

- (6) The minimum permitted parcel size is 1,500 square metres.
- (7) The minimum permitted frontage is 20 metres.

**Site Coverage**

- (8) The maximum permitted site coverage is 15 percent.

**Setbacks**

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

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**Off-street Parking and Loading**

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

**Other Regulations**

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