

57. RTA32 Zone (Residential/Tourist Accommodation Thirty-Two) (Bylaw No. 2337)**Intent**

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

Permitted Uses

- (2) The following uses are permitted in the RTA32 Zone, and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;
 - (b) duplex dwelling; and
 - (c) park and playground.
- (3) Notwithstanding any other provision of this Bylaw, duplex dwellings in the RTA32 Zone may be used for temporary accommodation when the duplex dwellings are not occupied for residential use.

Density

- (4) The maximum permitted gross floor area of a duplex dwelling is 511 square metres or a floor space ratio of 0.35, whichever figure is lower.
- (5) The maximum number of duplex dwellings permitted within the RTA32 Zone is 7.

Height

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

Site Dimensions

- (7) The minimum required parcel area, usable site area and frontage for parcels within the RTA32 Zone are as follows:

Gross Floor Area	Minimum Parcel Area	Minimum Usable Site Area	Minimum Frontage
375 square metres or less	836 square metres	744 square metres	18.2 metres
Greater than 375 square metres	836 square metres	836 square metres	24 metres

Site Coverage

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

Setbacks

- (9) The minimum permitted front setback is 7.5 metres.
- (10) The minimum permitted side setback is as follows:

Gross Floor Area of a Duplex Dwelling	Distance
375 square metres or less	3 metres
Greater than 375 square metres	6 metres

- (11) The minimum permitted rear setback is 6 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.