

# 420 – Medium Density Townhouse Zone (RM45)

# RM45

**Intent:** To accommodate townhouse developments at medium densities, up to 45 units per hectare

## 420.1 Permitted Uses

Permitted Uses Table for RM45 Zone	
<b>Principal Uses</b>	
.1	Townhouse
<b>Accessory Uses</b>	
.2	Boarding
.3	Home Occupation – Level 1

## 420.2 Site Specific Permitted Uses

n/a

## 420.3 Development Regulations (B/L 2454-2015)

Development Regulations Table for RM45 Zone	
Column I	Column II
.1 Density (maximum)	a. Dwelling units per hectare – 45
.2 Minimum setbacks (front lot line)	a. Principal Building – 6.0 m, except 3.0 m where a dwelling unit fronts a street
	a. Accessory Building or Structure – 6.0 m
.3 Minimum setbacks (all other lot lines)	a. Principal Building – 4.5 m, except 1.8 m from an interior lot line shared with an RS lot where the dwelling unit fronts a street
	a. Accessory Building or Structure – 4.5 m, except 1.0 m from a rear or interior lot line
.4 Height (maximum)	a. Principal Building – 11 m or three storeys, whichever is less
	b. Accessory Building or Structure – 4.5 m
.5 Lot coverage (maximum)	a. 40%

## 420.4 Landscaping and Off-Street Parking

Refer to sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

## 420.5 Conditions of Use

- .1 A portion of any lot used for a Townhouse use shall be provided as common outdoor amenity area, in the amount of 3.0 m<sup>2</sup> per dwelling unit, and shall not be located within the required setbacks. For the purposes of this section, common outdoor amenity area means an area or areas:
  - a. available for all residents of the principal buildings;
  - b. having no dimension less than 6.0 m or slope greater than 5%; and
  - c. providing for pedestrian amenities, greenery, recreational space, and other leisure activities normally carried out outdoors.