

8102– Comprehensive Development One Hundred and Two Zone (N102)

N102

Intent: The N102 Zone is to establish specific land use and development regulations for a three or four unit Townhouse development on urban lots with municipal lane in Urban 2 – Ground Oriented Land Use Designation

8102.1 Permitted Uses

Permitted Uses Table for N102 Zone	
Principal Uses	
.1	Townhouse
Accessory Uses	
.2	Boarding
.3	Home Occupation – Level 1

8102.2 Site Specific Development Regulations

n/a

8102.3 Development Regulations

Development Regulations Table for N102 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 0.5 to 1.5 b. Maximum of four Dwelling Units
.2 Minimum Setbacks (Exterior Lot Line)	a. Principal Building – 3.0 m, except 6.0 m where a garage faces an Exterior Lot Line b. Accessory Building or Structure – no less than the actual Setback of the Principal Building from the Exterior Lot Line
.3 Minimum Setbacks (from a municipal lane)	a. Principal Building – 4.5 m b. Accessory Building or Structure – 1.5 m c. Garage – 6.0 m
.4 Minimum Setbacks (Interior Lot Line)	a. Principal Building and Accessory Building or Structure – 1.8 m
.5 Height (maximum)	a. Principal Building – 9.5 m or three Storeys, whichever is less b. Accessory Building or Structure – 4.5 m
.6 Lot Coverage (maximum)	c. 50%

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8102.4 Landscaping

- .1 Refer to Section 140 for requirements pertaining to landscaping.

8102.5 Off-Street Parking

- .1 Refer to Section 150 for requirements pertaining to off-street parking. Notwithstanding Section 150, no visitor parking space is required.

8102.6 Conditions of Use

- .1 Private outdoor amenity area shall be provided for each Dwelling Unit. For the purpose of this Section, private outdoor amenity area means an area available exclusively for the use of an individual Dwelling Unit. The amenity area must provide for greenery, recreational space, or other leisure activities normally carried out outdoors.
- .2 No door(s) shall be provided on the Building Face(s) of the Principal Building fronting the municipal lane, except garage door.