

**PART 3.81 - R-61 ZONE, SOUTHGATE STREET MULTIPLE DWELLING DISTRICT****Uses**

- 1 The following uses are the only uses permitted in this Zone:
- (a) all of the uses permitted under Part 2.3 for the R-K Zone, Medium Density Attached Dwelling District, subject to the regulations applicable in that zone;
  - (b) multiple dwelling.

**Regulations Table**

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<i>Category of regulation</i>	<i>Requirements</i>	
<u>Lot Area</u> (min.)	590 m <sup>2</sup>	
<u>Height</u> (max.)	8.5 m	
<u>Total Floor Area</u> (max.)	350 m <sup>2</sup>	
<u>Floor Space Ratio</u> (max.)	0.60:1	
<u>Site Coverage</u> (max.)	25%	
<u>Open Site Space</u> (min.)	38%	
<u>Setbacks</u> (min.)	<i>Boundary of Lot</i>	<i>Setback (m)</i>
Front	Southgate Street	6 m
Side	east	2.4 m
Side	west	3 m
Rear	south	16.5 m
<u>Parking</u> (min.)	<i>Type &amp; Size of Use</i>	<i># of Spaces</i>
Vehicles	4 Residential Units	1 stall / unit 1 visitor stall
<u>Bicycles</u> (min.)	4 Residential Units	1 per unit 1 6-space rack

**General regulations**

- 3 Except as provided in this Part, the regulations applicable in the R-K Zone, Medium Density Attached Dwelling District, apply in this Zone.