

4.6.11

**RESIDENTIAL MULTIPLE ZONES
(RM)**

In all Residential Multiple zones (RM), subsections (i) to (v) inclusive shall apply.

Special provisions for each Residential Multiple zone are included in subsection (vi).

i) PERMITTED PRINCIPAL USES

- a) On any lot:
- 1) Residential use;
 - 2) Public utility use;
 - 3) Park use;
 - 4) Boarding houses.

ii) PERMITTED ACCESSORY USES

- | | |
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| RDCS
2163 | 1) Accessory buildings; and
2) Bed and Breakfast. |
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iii) CONDITIONS OF USE

- | | |
|--------------|---|
| RDCS
1458 | a) Nothing shall be permitted which is or can become an annoyance or nuisance to any person who believes their interest in property is affected, including the surrounding residents and general public, by reason of unsightliness, odour emission, dust, noise, smoke, or electrical interference, excluding agricultural uses. |
|--------------|---|
- b) Parking areas shall be located at least 6 metres (19.69 feet) away from habitable rooms at or below grade.
- c) Residential use is limited to apartment dwellings, duplexes, townhouses, or single family dwellings with a maximum density of 15 dwellings per hectare (2.48 acres).

iv) **SITING OF BUILDINGS AND STRUCTURES**

a) **Except where otherwise specified in this bylaw, no building or structure shall be located within:**

- 1) 7.5 metres (24.6 feet) of that portion of a **front, side, and rear** lot line.
- 4) 3.5 metres (11.48 feet) of an **accessory building**.
- 5) Minimum separation between buildings and structures: 3.5 metres (11.48 feet) on the same lot.

b) **No accessory building shall be located in any required front or side yard and shall be:**

- 1) A minimum of 1 metre (3.28 feet) from the side and rear property lines when the accessory building is located completely within the rear yard and less than 3 metres (9.8 feet) in height.

c) **Other specifications include:**

- 1) If a side lot line abuts a public right-of-way, refer to Section 4.5.5(f).
- 2) If the lot is located at the intersection of two public road rights-of-way, refer to Section 4.5.5(e)(f).
- 3) If the lot abuts a river, lake, sea or any other watercourse, refer to Section 4.5.5(a)(ii-iii).
- 4) For any exceptions to siting, refer to Section 4.5.6(a).
- 5) Where siting is proposed adjacent to a stream refer to Section 4.5.5(a) "Stream Setbacks".

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iv) **LOT COVERAGE**

The maximum lot coverage of all buildings and structures, driveways and parking areas, shall not exceed 35% .

v) **SUBDIVISION REQUIREMENTS**

a) **Minimum lot area:** 1 hectare (2.47 acres).

Existing lots below the minimum lot area within this zone may be used for the permitted uses within this zone, subject to compliance with site area requirements for each use.

- b) **Minimum lot frontage :** 10% of the perimeter of the lot.

Existing lots below the minimum lot area within this zone may be used for the permitted uses within this zone.

vi) **SPECIAL PROVISIONS**

- a) Zone: ***Residential Multiple One (RM-1);***

Location:

- Part of Lot 6, District Lot 85, Comox District, Plan 4885
- Island Highway - Schedule 'A9'.

- 1) Notwithstanding any provisions of this bylaw, residential use in any RM-1 zone is restricted to one apartment building limited to a maximum of five dwelling units.

- b) Zone: ***Residential Multiple Two (RM-2)***

Location:

- Lot 3, Section 35, Township 4, Comox District, Plan 5034,
- Schedule 'A-9'.

- 1) Notwithstanding any provisions of this bylaw, residential use in any RM-2 zone is restricted to five (5) dwelling units.

End • RM