



8.4 R-4 ZONE – MEDIUM DENSITY RESIDENTIAL

(d) Permitted Uses

The following *uses*, *uses* permitted under Section 4.4, and no others are permitted in an R-4 zone:

- (1) *Single family dwelling*;
- (2) *Two family dwelling*;
- (3) *Home occupation*;
- (4) *Horticulture*.

(e) Conditions of Use

For any *parcel* in an R-4 Zone:

- (1) The *parcel coverage* for *buildings* and *structures* shall not exceed 40 percent for all buildings and structures;
- (2) *Dwelling units* shall not exceed 130 m² in floor area;
- (3) Attached or detached garages shall not exceed 55 m² in floor area;
- (4) The *height* of all *buildings* and *structures* shall not exceed 7 metres and shall not exceed one story;
- (5) In the R-4 zone, all *dwelling units*, *parcels*, or *strata lots* shall be connected to a *community water system* and *community sewer system*;
- (6) The minimum *setbacks* for the types of *parcel* lines set out in Column I of this section are set out for all structures in Column II:

| Column I Type of Parcel Line | Column II Residential and Accessory Buildings and Structures |
|---------------------------------|--|
| Front parcel line | 7.5 metres |
| Interior side parcel line | 4.5 metres |
| Exterior side parcel line | 4.5 metres |
| Rear parcel line | 4.5 metres |

(f) Density

The maximum density of *dwelling units* shall not exceed 17 units per ha of *parcel* area.

(g) Minimum Parcel Size

Subject to Part 12, the minimum *parcel* size shall be 1.0 ha for *parcels* served by a *community water system* and *community sewer system*.