

**4.14B RM12 ZONE
(BACK TO BACK TOWNHOUSES ON A STREET)**

4.14B.1 RM12 Permitted Uses and Zone Regulations

All **buildings** and **structures** shall comply with the provisions contained in Parts 1 to 3 and Section 4.1 of this By-law, and the **uses** and zone regulations specified within the applicable zone column contained in Table 4.14B.1 - RM12 Permitted Uses and Zone Regulations. (0181-2018/LPAT Order 2019 February 15)

Table 4.14B.1 - RM12 Permitted Uses and Zone Regulations

Column A		B
Line 1.0	ZONES	RM12
PERMITTED USE		
2.0	RESIDENTIAL	
2.1	Back to back townhouse on a street	✓
ZONE REGULATIONS		
3.0	MINIMUM LOT FRONTAGE	
3.1	Interior lot	6.0 m
3.2	Corner lot	10.5 m
4.0	MAXIMUM NUMBER OF DWELLING UNITS IN A BACK TO BACK TOWNHOUSE BLOCK	12
5.0	MAXIMUM HEIGHT	
5.1	Sloped roof	15.0 m and 3 storeys ⁽¹⁾
5.2	Flat roof	11.0 m and 3 storeys
6.0	MINIMUM FRONT YARD	4.5 m ⁽²⁾⁽³⁾
6.1	Garage face	6.0 m
6.2	Minimum setback of a balcony attached to a front wall	1.5 m
6.3	Minimum setback from a porch, exclusive of stairs	2.0 m
7.0	MINIMUM EXTERIOR SIDE YARD	4.5 m ⁽²⁾⁽³⁾
7.1	Garage face	6.0 m
8.0	MINIMUM INTERIOR SIDE YARD	
8.1	Attached side	0.0 m
8.2	Unattached side	1.5 m ⁽²⁾
8.3	Where any portion of the interior lot line abuts a zone permitting detached dwellings and/or semi-detached	7.5 m ⁽²⁾
9.0	ATTACHED GARAGE, PARKING AND DRIVEWAY	
9.1	Attached garage	Permitted ⁽⁴⁾
9.2	Minimum parking spaces	✓ ⁽⁵⁾⁽⁶⁾
9.3	Maximum driveway width	2.6 m ⁽⁶⁾

Table 4.14B.1 continued on next page

Part 4 - Residential Zones

Column A		B
Line 1.0	ZONES	RM12
Table 4.14B.1 continued from previous page		
10.0	MINIMUM LANDSCAPED AREA	
10.1	Minimum landscaped area	6.0 m ²
10.2	Minimum percentage of required front yard landscaped area to be landscaped soft area	75%
11.0	Minimum contiguous private outdoor space	6.0 m ²⁽⁷⁾

- NOTES:**
- (1) Measured to the highest ridge of a **sloped roof**.
 - (2) See also Subsections 4.1.7 and 4.1.8 of this By-law.
 - (3) Air conditioning equipment is permitted in the required **front** or **exterior side yard**, provided it is located on a **balcony**.
 - (4) See also Subsection 4.1.12 of this By-law.
 - (5) See also Part 3 of this By-law.
 - (6) See also Subsection 4.1.9 of this By-law.
 - (7) Exclusive of **landscaped area** at grade.

4.14B.2 RM12 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

