

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 <sup>(1)</sup>
5.2	Flat roof	11.0 m and 3 storeys
6.0	MINIMUM FRONT YARD	4.5 m <sup>(2)(3)</sup>
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 <sup>(2)(3)</sup>
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 <sup>(2)</sup>
8.3	Where any portion of the interior lot line abuts a zone permitting detached dwellings and/or semi-detached	7.5 m <sup>(2)</sup>
9.0	ATTACHED GARAGE, PARKING AND DRIVEWAY	
9.1	Attached garage	Permitted <sup>(4)</sup>
9.2	Minimum parking spaces	✓ <sup>(5) (6)</sup>
9.3	Maximum driveway width	2.6 m <sup>(6)</sup>

Table 4.14B.1 continued on next page

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 <sup>2</sup>
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 <sup>2(7)</sup>

- 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.