
20. RTA9 Zone (Residential/Tourist Accommodation Nine) (Bylaw No. 1363)**Intent**

- (1) The intent of this zone is to provide for low to medium density, slope-responsive residential dwellings which are also available for tourist accommodation.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;
 - (b) duplex dwelling;
 - (c) detached dwelling;
 - (d) townhouse; and
 - (e) park and playground.
- (3) Notwithstanding any other provisions of this Bylaw, detached dwellings, duplex dwellings and townhouses in the RTA9 zone may be used for the temporary accommodation of not more than 2 guests per bedroom, to a maximum of 10 guests per dwelling, during periods when such dwellings are not occupied for residential use. (Bylaw No. 1671)

Density

- (4) The maximum permitted floor space ratio is 0.25.

Height

- (5) The maximum permitted height of a principal use building is 10.7 metres.

Parcel Size

- (6) The minimum permitted parcel area is 1,500 square metres.
- (7) The minimum permitted frontage is 20 metres.

Site Coverage

- (8) The maximum permitted site coverage is 20 percent.

Setbacks

- (9) No building shall be located within 7.6 metres of any front or rear parcel line.
- (10) The minimum permitted separation between principal use buildings in a parcel is 6 metres.

Off-Street Parking and Loading

- (11) Off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

Other Regulations

- (12) The minimum permitted gross floor area of a dwelling unit is 55 square metres.
- (13) The maximum permitted number of bedrooms in a dwelling unit is 5. (Bylaw No. 1671)
- (14) An auxiliary residential dwelling unit is prohibited.
- (15) The maximum permitted gross floor area of a detached dwelling is 266 square metres.
- (16) The ratio of detached dwellings to the total number of dwelling units on any parcel must not exceed one in six.