

MFR-1 Multi-Family Residential Zone (601)

INTENT

- This zone is intended to support multi-family residential uses.

PERMITTED USES

.1 **Principal Uses** The following uses shall be permitted in RM Zone inclusive:

- Multi-Family Dwelling

Accessory Uses

- Care Facility
- Day Care
- Health Clinic
- Home Based Business
- Indoor Recreation
- Office

DEVELOPMENT REGULATIONS

.3 Density	The Maximum Density of Dwelling Units shall be:	• 60 per ha
	The Maximum FAR shall be:	• 2.5
.4 Parcel Coverage	The maximum parcel coverage is:	• 60%
	The maximum impermeable surface is:	• 80%
.5 Maximum Height	15 m or 4 storeys	

.6 **Setbacks**

Front	Rear	Interior side	Exterior side
6m	1.5m	1.5m	3.5m

SUBDIVISION REGULATIONS

.8 Parcel Area and Dimensions	The minimum Parcel area is:	The minimum frontage is:	The minimum depth is:
	• 1000 sqm	• 15m	• 25m

PARKING

- .9 Off-street parking shall be provided in accordance with the Sicamous Zoning Bylaw – Schedule D.

REGULATIONS AND CONDITIONS OF USE

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| .a | General regulations | <ul style="list-style-type: none">• See the General Regulations section of this bylaw for additional regulations that apply to this zone. |
| .b | Usable Open Space | <ul style="list-style-type: none">• No less than 10 m² per Dwelling Unit of private open space shall be provided on the Parcel for the use and enjoyment of residents.
• Where the owner has dedicated adjacent parkland in excess of statutory requirements and where the excess parkland dedication is a sufficient area to satisfy the usable open space requirement, the usable open space requirement for the Parcel will be inapplicable. |
| .c | Health Clinic | <ul style="list-style-type: none">• Health service uses are permitted for the service of the building's residents and shall not exceed 25% of the building floor area. |
| .d | Office | <ul style="list-style-type: none">• Office uses are permitted for the management of a building and shall not exceed 5% of the building floor area. |
| .e | Indoor Recreation | <ul style="list-style-type: none">• Indoor recreation uses are permitted solely for the use of the building's residents and shall not exceed 10% of the building floor area. |
| .f | Amenity Bonus | <ul style="list-style-type: none">• For the provision of each Attainable Rental Dwelling Unit density may be increased as per General Regulation 300.7. |