

16th Avenue

ITEM	PERMITTED	PROVIDED
HEIGHT	10.0m or 2.5 Storey	10.0m max (2.5 Storey)
LOT AREA (m <sup>2</sup> )	980m (min) - Subdivision	1940m (2x4x)
LOT FRONTAGE (m)	28.5m (min) - Subdivision	34.0m
DENSITY	24.5 Units/Gross Area (11 Units)	18.0 Units/Gross Area
SITE COVERAGE	50%	30%
SITE COVERAGE IMPERMEABLE	55%	65% max
SETBACKS		
FRONT YARD	4.0m	4.0m
REAR YARD	4.0m	6.0m
SIDE YARD	1.5m	1.5m
REAR YARD	6.0m	6.0m

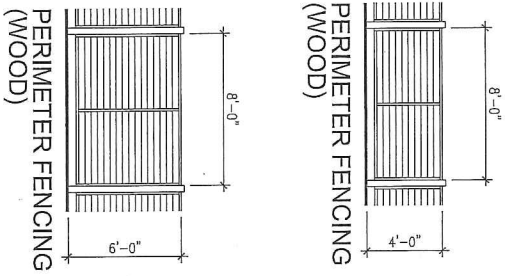
LEGAL DESCRIPTION	CIVIC ADDRESSES	ZONING
Lot 8-12, Block 18, CDVO, Plan 225	1601 and 1603 Mission Road, Vernon, B.C.	Existing zoning: RM1 - Four Housing Residential Proposed zoning: RM1 - Four Housing Residential Proposed zoning: RM1 - Four Housing Residential

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**Proposed Residential Development**  
1601-03 Mission Road  
Vernon, BC

**Site Plan**

SHEET NUMBER:  
**A-101**  
OF

### 9.10 RM1 : Row Housing Residential

#### 9.10.1 Purpose

The purpose is to provide a **zone** for ground oriented medium **density row housing** on urban services.

#### 9.10.2 Primary Uses

- care centre, major
- duplex housing
- four-plex housing
- group home, major
- row housing
- semi-detached housing
- seniors housing
- single detached housing

#### 9.10.3 Secondary Uses

- boarding rooms *(Bylaw 5440)*
- care centres, minor
- home based businesses, minor
- secondary suites (in single detached housing only)
- seniors assisted housing
- seniors supportive housing

#### 9.10.4 Subdivision Regulations

- Minimum **lot width** is 26.0m, except it is 7.5m for fee simple **row housing** and **semi-detached dwellings**.
- Minimum **lot area** is 800m<sup>2</sup>, or 10,000m<sup>2</sup> if not serviced by a **community sewer system**.
- Maximum **density** is 48.0 units per gross hectare (19.5 units/gross acre).
- Maximum **site coverage** is 65% and together with driveways, parking areas and **impermeable surfaces** shall not exceed 85%.

#### 9.10.5 Party Wall Subdivision Regulations

Lot Type	Minimum Lot Area		Minimum Lot Width	
	interior	corner	interior	corner
<b>Semi-Detached Housing</b>	225m <sup>2</sup>	275m <sup>2</sup>	7.5m	9.0m
<b>Row Housing</b>	150m <sup>2</sup>	200m <sup>2</sup>	6.5m	7.8m

#### 9.10.6 Development Regulations

- With a housing agreement pursuant to Section 4.9, the maximum **density** shall be 60.0 units per gross hectare (24.5 units/gross acre).
- Where **parking spaces** are provided completely beneath habitable space of a primary **building** or beneath useable common amenity areas, providing that in all cases the **parking spaces** are screened from view, the maximum **density** shall be 60.0 units per gross hectare (24.5 units/gross acre). Where all the required parking is not accommodated completely beneath the habitable space of a primary **building** or useable common amenity areas, the additional density permitted shall be