

**C. RM1 MULTIPLE RESIDENTIAL LOW DENSITY ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate the development of low density, ground-oriented *multiple-unit residential* buildings and related *amenity spaces*.

**2. Permitted Uses**

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

- (a) *Multiple-Unit Residential*:
- (b) *Accessory uses* limited to the following:
  - i) *Home Occupations* excluding bed and breakfast and *child care centre*.
- (c) Congregate Housing.
- (d) Seniors-Oriented Multiple Unit Residential.

**3. Lot Dimensions**

The minimum size and width of lots which may be created by subdivision in this Zone are as follows:

<b>Minimum</b>	
<b>Lot Size</b>	<b>Lot Width</b>
1,400 m <sup>2</sup> [15,069.96 ft <sup>2</sup> ]	30.0 m [98.42 ft]

**4. Size of Buildings and Structures**

<b>Maximum</b>		
<b>Building Type</b>	<b># Units</b>	<b>Height</b>
<b><i>Principal Building</i></b>	62 units/ha. [25.09 units/ac.]	2 storeys <sup>(i)</sup>
<b><i>Accessory Buildings and Structures</i></b>	n/a	7.0 m <sup>(i)</sup> [22.97 ft]

- (i) This shall be reduced to a maximum of 4.5 m [14.76 ft] and one *storey* in the case of a two-family dwelling.

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**5. Lot Coverage**

All buildings and structures combined shall not cover more than thirty-five (35) percent of the lot area.

**6. Siting of Buildings and Structures**

<b>Minimum Lot Line Setback</b>				
<b>Building Type</b>	<b>Front</b>	<b>Rear</b>	<b>Interior</b>	<b>Exterior</b>
<b><i>Principal Building</i></b>	7.5 m [24.61 ft]	7.5 m [24.61 ft]	7.5 m <sup>(i)</sup> [24.61 ft]	7.5 m <sup>(ii)</sup> [24.61 ft]
<b><i>Accessory Buildings and Structures</i></b>	7.5 m [24.61 ft]	3.0 m [9.84 ft]	3.0 m [9.84 ft]	7.5 m [24.61 ft]

- (i) This may be reduced to a minimum of 3.0 m [9.84 ft] in the case of a two-family dwelling.
- (ii) This may be reduced to a minimum of 4.5 m [14.76 ft] in the case of a two family dwelling.

**7. Off-Street Parking**

Off-street parking shall be provided and maintained in accordance with Section I.E. of this Bylaw.

**8. Landscaping**

Landscaping, screening and fencing shall be provided and maintained in accordance with Section I.F. of this Bylaw.

**9. Special Regulations**

- (a) *Amenity space* shall be provided on the *lot* as follows:
  - i) Indoor *amenity space* in the amount of 2.3 m<sup>2</sup> [24.76 ft<sup>2</sup>] per *dwelling unit* for all buildings containing more than twenty (20) units.
- (b) The minimum *lot* area for a two family dwelling shall be 836 m<sup>2</sup> [8,998.92 ft<sup>2</sup>]. This may be further reduced to a minimum of 418 m<sup>2</sup> [4,499.46 ft<sup>2</sup>] and one *interior lot line* setback may be reduced to 0.0 m [0.0 ft] provided that a party wall agreement is implemented between the owners of the two units and registered against the titles of the two *lots*.

**10. Other Regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this Bylaw.
- (b) Building Permits shall be subject to the City of Langley Building Bylaw and the Development Cost Charge Bylaw.
- (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw and the Development Cost Charge Bylaw.
- (d) Development Permits shall be required in accordance with the *Official Community Plan*.
- (e) Sign Permits shall be subject to the City of Langley Sign Bylaw.