

## PART 8C

### DEN – RESIDENTIAL DENSITY OVERLAY ZONE

#### 8C.1 INTENT

The Residential Density Overlay zone is intended to allow the City to establish a limit on the amount of Dwelling Units that can be developed in a particular area or development.

#### 8C.2 APPLICATION

- (1) The Residential Density Overlay zone will be applied to control the density of a development relative to what would otherwise be permitted in an area.
- (2) The Residential Density Overlay zone shall only apply to a lot zoned to allow a Dwelling land use.
- (3) The overlay zone shall be in addition to and shall overlay all other zones where it is applied so that any parcel of land lying in the overlay zone shall also lie in one or more of the other zones provided for by this Bylaw. The effect is to create a new zone, which has the characteristics and limitations of the underlying zones, together with the characteristics and limitations of the overlay zone.
- (4) Unless specifically exempted, the regulations, standards and criteria of the overlay zone shall also supplement and be applied in addition but not in lieu of any regulations, standards and criteria applicable to the underlying zone.
- (5) In the event of conflict between the requirements of the overlay zone and those of the underlying zone, the overlay zone requirements shall apply, unless specifically exempted.
- (6) In the event of conflict between the requirements of this overlay zones and another overlay zone, the overlay zone with the most stringent requirements shall apply, unless specifically exempted.

#### 8C.3 LAND USE REQUIREMENTS

##### 3.1 PERMITTED AND DISCRETIONARY LAND USES

- (1) All permitted uses in the underlying zone are also permitted in this zone.
- (2) All discretionary uses in the underlying zone are also discretionary in this zone.

**3.2 PROHIBITED LAND USES**

All prohibited uses in the underlying zone are also prohibited in this zone.

**8C.4 DEVELOPMENT STANDARDS**

The development standards of the underlying zone shall apply.