

PART 1.110 - R1-NH ZONE, NEWCOMBE HOUSE DISTRICT**Uses**

- 1 The following uses are the only uses permitted in this Zone:
- (a) Single Family Dwelling and accessory uses;
 - (b) Duplex;
 - (c) Boarding house;
 - (d) Rooming house;
 - (e) Housekeeping apartment building;
 - (f) Rest home – class “B”;
 - (g) Rest home - class “A”.

Regulations Table

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<i>Category of regulation</i>	<i>Requirements</i>	
<u>Lot Area</u> (min.)	1000 m ²	
<u>Lot Width</u> (min.)	15m	
<u>Height</u> (max.)	8.5 m	
<u>Floor Space Ratio</u> (max.)	0.42:1	
<u>Site Coverage</u> (max.)	40 %	
<u>Open Site Space</u> (min.)	30%	
<u>Siting</u>		
<u>Setbacks</u> (min.)	<i>Boundary of Lot</i>	<i>Setback (m)</i>
	Front (Dallas Road)	7.5
	Rear	9.4
	Side (north)	4.0
	Side (south)	4.0
<u>Parking</u> (min.)	<i>Type & Size of Use</i>	<i># of Spaces</i>
	Vehicles	As per “Schedule C”
	Bicycles	As per “Schedule C”

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- (a) The setbacks set out in section 2 apply to outdoor features as though they are buildings;
 - (b) Outdoor features may not exceed a height of 3.5m from natural grade or finished grade, whichever is lower.