

# PART 1.120 – R1-35 ZONE, LANGFORD STREET DISTRICT

## 1.120.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. Single family dwelling with no more than one of the following accessory uses:
  - Secondary suite; or
  - Roomers and/or Boarders up to a maximum of 4
- b. House conversion including two family dwelling, multiple dwelling, boarding house, rooming house, housekeeping apartment building, rest home - class "B" and kindergarten subject to the regulations in Schedule "G"
- c. Home occupation subject to the regulations in Schedule "D"
- d. Accessory buildings subject to the regulations in Schedule "F"
- e. Private garage
- f. Public building
- g. Garage sales limited to no more than 2 in any year

## 1.120.2 Lot Area

- |                               |                              |
|-------------------------------|------------------------------|
| a. <u>Lot area</u> (minimum)  | 460m <sup>2</sup>            |
| b. <u>Lot width</u> (minimum) | 13m average <u>lot width</u> |

## 1.120.3 Floor Area

<u>Total floor area</u> (maximum)	297m <sup>2</sup>
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## 1.120.4 Height, Storeys, Roof Decks

- |                                               |               |
|-----------------------------------------------|---------------|
| a. Principal <u>building height</u> (maximum) | 7.6m          |
| b. <u>Storeys</u> (maximum)                   | 3             |
| c. <u>Roof Deck</u>                           | Not Permitted |

## 1.120.5 Setbacks, Projections

- |                                                                |      |
|----------------------------------------------------------------|------|
| a. <u>Front yard setback</u> (minimum)                         | 5.8m |
| Except for the following maximum projections into the setback: |      |
| • steps less than 1.7m in <u>height</u>                        | 2.7m |
| b. <u>Rear yard setback</u> (minimum)                          | 13m  |
| c. <u>Side yard setback</u> (west) (minimum)                   | 1.7m |

## PART 1.120 – R1-35 ZONE, LANGFORD STREET DISTRICT

- d. Side yard setback (east) (minimum) 2.2m

Except for the following maximum projections into the setback:

- cantilever 0.7m
- any balcony or deck 1.3m

### 1.120.6 Site Coverage, Open Site Space

Site Coverage (maximum) 40%

### 1.120.7 Vehicle Parking

Vehicle parking (minimum) Not required

### 1.120.8 [intentionally deleted]

### 1.120.9 Outdoor Features

- a. The setbacks set out in section 1.120.5 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”

Amending Bylaw 16-004 adopted January 28, 2016  
Bylaw 14-016 adopted April 10, 2014  
(Amended Bylaw 17-050 adopted June 8, 2017)