

# PART 1.121 – R1-G8 ZONE, FOUL BAY SINGLE FAMILY DWELLING DISTRICT

## 1.121.1 Permitted Uses in this Zone

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

- a. Single family dwelling constructed prior to 1931 subject to the regulations contained in this Part, with no more than one of the following accessory uses:
  - Secondary Suite; or
  - Roomers and Boarders up to a maximum of 4
- b. Subject to 1.121.1 a., all of the uses permitted in the R1-G Zone, Gonzales Single Family Dwelling District, subject to the regulations set out in Part 1.6 of the Zoning Regulation Bylaw

## 1.121.2 Lot Area

- a. Lot area (minimum) 660m<sup>2</sup>
- b. Lot width (minimum) 19m average lot width

## 1.121.3 Floor Area and Floor Space Ratio

- a. Floor area, for the first and second storeys combined (maximum) 305m<sup>2</sup>
- b. Floor area of all floor levels combined (maximum) 446m<sup>2</sup>
- c. Floor space ratio (maximum) 0.47:1

## 1.121.4 Height, Storeys and Roof Deck

- a. Principal building height (maximum) 8.5m
- b. Storeys (maximum) 2
- c. Roof deck Not Permitted

Words that are underlined see definitions in Schedule "A" of the Zoning Regulation Bylaw

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## 1.121.5 Setbacks and Projections

- |                                                                                    |                                            |
|------------------------------------------------------------------------------------|--------------------------------------------|
| a. <u>Front yard setback</u> (minimum)                                             | 7.5m to building and 1.7m to porte-cochere |
| Except for the following maximum projections into the setback:                     |                                            |
| • Steps less than 1.7m in <u>height</u>                                            | 2.5m                                       |
| • Porch                                                                            | 1.6m                                       |
| b. <u>Rear yard setback</u> (minimum)                                              | 11m                                        |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum)               | 3.2m                                       |
| d. Combined <u>side yard setback</u> (minimum)                                     | 4.4m                                       |
| e. <u>Side yard setback</u> on a flanking street for a <u>corner lot</u> (minimum) | 1.2m                                       |
| f. Eave projections into <u>setbacks</u> (maximum)                                 | 0.75m                                      |

## 1.121.6 Site Coverage and Open Site Space

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|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum)   | 40% |
| b. <u>Open site space</u> (minimum) | 50% |

## 1.121.7 Vehicle and Bicycle Parking

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|----------------------------------|--------------------------------------------|
| <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule "C" |
|----------------------------------|--------------------------------------------|

(Amended Bylaw 17-050 adopted June 8, 2017)