

PART 1.123 – R1-S25 ZONE, PEMBROKE STREET RESTRICTED SMALL LOT TWO STOREY DISTRICT

1.123.1 Permitted Uses in this Zone

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

- a. Single family dwelling
- b. Home occupation subject to the regulations in Schedule “D”
- c. Accessory buildings subject to the regulations in Schedule “F”, except as otherwise specified by the regulations in this Part 1.123
- d. Garage sales limited to no more than 2 in any calendar year

1.123.2 Lot Area

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|-------------------------------|--------------------------------|
| a. <u>Lot area</u> (minimum) | 219.50m ² |
| b. <u>Lot width</u> (minimum) | 8.80m average <u>lot</u> width |

1.123.3 Floor Area, Floor Space Ratio

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|---------------------------------------|----------------------|
| a. <u>Total floor area</u> (maximum) | 150.00m ² |
| b. <u>Floor space ratio</u> (maximum) | 0.66:1 |

1.123.4 Height, Storeys, Roof Decks

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|---|---------------|
| a. Principal <u>building height</u> (maximum) | 7.50m |
| b. <u>Storeys</u> (maximum) | 2 |
| c. <u>Roof deck</u> | Not permitted |

1.123.5 Setbacks, Projections

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|--|-------|
| a. <u>Front yard setback</u> (minimum) | 4.25m |
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Except for the following maximum projections into the setback:

- Steps less than 1.7m in height 2.50m
 - Porch 1.60m
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|--|-------|
| b. <u>Rear yard setback</u> (minimum) | 6.00m |
| c. <u>Side yard setback</u> from <u>internal boundary</u> (minimum) | 1.50m |
| d. <u>Side yard setback</u> on a flanking street for a <u>corner lot</u> (minimum) | 0.60m |

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- e. Side yard setback of detached accessory building on a flanking street for a corner lot (minimum) 2.10m

1.123.6 Site Coverage

- a. Site coverage (maximum) 47.20%
- b. Rear yard site coverage for detached accessory building (maximum) 34.50%

1.123.7 Vehicle Parking

- a. Vehicle parking (minimum) Subject to the regulations in Schedule “C”

1.123.8 Outdoor Features

- a. The setbacks set out in section 1.123.5 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”