

PART 1.127 – R1-39 ZONE, CAMBRIDGE SINGLE FAMILY DWELLING

1.127.1 Permitted Uses in this Zone

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

- a. Single family dwelling subject to the regulations contained in this Part, with no more than one of the following accessory uses:
 - Secondary suite; or
 - Roomers and/or Boarders up to a maximum of 4
- b. Home occupation subject to the regulations in Schedule “D”
- c. Accessory Buildings subject to the regulations in Schedule “F”
- d. Garage sales limited to no more than 2 in any year

1.127.2 Lot Area, Lot Width

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|-------------------------------|-------------------|
| a. <u>Lot area</u> (minimum) | 460m ² |
| b. <u>Lot width</u> (minimum) | 15m |

1.127.3 Floor Area of the Principal Building

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|---|-------------------|
| a. Floor area, of all floor levels combined (minimum) | 70m ² |
| b. Floor <u>area</u> , of all floor levels combined for a <u>building</u> constructed prior to 1931 (maximum) | 375m ² |
| c. Floor <u>area</u> , of all floor levels combined (maximum) | 300m ² |

1.127.4 Height, Storeys

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|---|-----------------------|
| a. Principal <u>building height</u> (maximum) | 7.6m in <u>height</u> |
| b. <u>Storeys</u> (maximum) | 2 <u>storeys</u> |

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1.127.5 Setbacks, Projections

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| a. <u>Front yard setback</u> (minimum) | 2.0m |
| b. <u>Rear yard setback</u> (minimum) | 6.55m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 2.40m |
| d. <u>Side yard setback</u> on a flanking street for a <u>corner lot</u> (minimum) | 3.40m |

Except the following maximum projections into the setback:

- Steps less than 1.7m in height 2.40m
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| e. Eave projections into <u>setbacks</u> (maximum) | 0.60m |
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1.127.6 Site Coverage, Parking

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| a. <u>Site Coverage</u> (maximum) | 40% |
| b. Vehicle parking (minimum) | Subject to the regulations in Schedule “C” |

1.127.7 Outdoor Features

- The setbacks set out in section 1.127.5 apply to outdoor features as though they are buildings
- 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 15-060 adopted July 23, 2015
(Amended Bylaw 17-050 adopted June 8, 2017)