

# PART 1.133 – R1-41 ZONE, DALLAS RESTRICTED CONVERSION DISTRICT

## 1.133.1 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 Garden suite subject to the regulations in Schedule “M”
- b. Multiple dwelling, as a result of a house conversion of a building constructed prior to 1931, with no more than five self-contained dwelling units
- c. Home occupation subject to the regulations in Schedule “D”
- d. Accessory buildings subject to the regulations in Schedule “F”
- e. Public building

## 1.133.2 Lot Area

- a. Lot area (minimum) 685m<sup>2</sup>
- b. Lot width (minimum) 17m

## 1.133.3 Floor Area, Floor Space Ratio

- a. Floor area, of all floor levels combined (minimum) 70m<sup>2</sup>
- b. Floor area for a single family dwelling, of the first and second storeys combined (maximum) 280m<sup>2</sup>
- c. Floor area for a single family dwelling, of all floor levels combined (maximum) 420m<sup>2</sup>
- d. Floor area for a house conversion, of all floor levels combined (maximum) 445m<sup>2</sup>
- e. Public buildings Not applicable

## 1.133.4 Height, Storeys, Roof Decks

- a. Residential building (maximum) 7.6m in height and 2 storeys for a single family dwelling  
7.6m in height and 3 storeys for a house conversion
- b. Public building (maximum) 11m in height and 2.5 storeys
- c. Roof deck Not permitted

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

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## 1.133.5 Setbacks, Projections

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| a. <u>Front yard setback</u> (minimum)   | 7.5m   |
| Except for the following maximum projections into the <u>setback</u> :             |  |
| • Steps less than 1.7m in <u>height</u>  | 2.5m   |
| • <u>porch</u>   | 1.6m   |
| b. <u>Rear yard setback</u> (minimum)  | 7.5m or 25% of <u>lot depth</u> whichever is greater   |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum)               | 1.5m or 10% of the <u>lot</u> width whichever is greater<br>3.0m for one <u>side yard</u> when the <u>lot</u> is not serviced by a rear lane |
| d. Combined <u>side yard setbacks</u> (minimum)                                    | 4.5m   |
| e. <u>Side yard setback</u> on a flanking street for a <u>corner lot</u> (minimum) | 3.5m or 10% of the <u>lot</u> width whichever is greater   |
| f. Eave projection into <u>setback</u> (maximum)                                   | 0.75m  |

## 1.133.6 Site Coverage, Open Site Space, Parking

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|-------------------------------------|--|
| a. <u>Site Coverage</u> (maximum)   | 40%  |
| b. <u>Open site space</u> (minimum) | 30% of the entire <u>lot</u> and 30% of the <u>rear yard</u>                                 |
| c. <u>Parking</u>                   | Subject to the regulations in Schedule “C” and shall not be located in the <u>front yard</u> |

## 1.133.7 Outdoor Features

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| a. The <u>setbacks</u> set out in section 1.133.5 apply to <u>outdoor features</u> as though they are <u>buildings</u>             |
| b. <u>Outdoor features</u> may not exceed a height of 3.5m from <u>natural grade</u> or <u>finished grade</u> , whichever is lower |

Bylaw 17-046 adopted August 10, 2017