

# PART 1.135 – R1-S28 ZONE, RESTRICTED SMALL LOT WITH SECONDARY SUITE (PEARL STREET) DISTRICT

## 1.135.1 Permitted Uses in this Zone

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

- a. Single family dwelling;
- b. No more than one secondary suite;
- c. Home occupation subject to the regulations in Schedule “D”;
- d. Accessory Buildings subject to the regulations in Schedule “F”;
- e. A maximum of two garage sales in any calendar year.

## 1.135.2 Lot Area

- a. Lot area (minimum) 373m<sup>2</sup>
- b. Frontage of a lot on a street (minimum) 12m average lot width

## 1.135.3 Height, Roof Deck

- a. Residential building (maximum) 7.5m in height or 2 storeys whichever is lower
- b. Roof Deck not permitted

## 1.135.4 Floor Area

Total Floor Area (maximum) 190m<sup>2</sup>

## 1.135.5 Floor Space Ratio

The maximum floor space ratio must be 0.6 to 1

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## 1.135.6 Setbacks, Projections

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|--|---|
| a. <u>Front yard setback</u> (minimum)   | 6.0m  |
| i. an entrance porch and <u>steps</u> may project into front yard setback by a maximum of 2.5 m with a maximum <u>height</u> of 1.7 m, including any vertical enclosures to the porch and <u>steps</u> , and |   |
| ii. any roof to the porch and <u>steps</u> may have a maximum projection into the front yard setback by 1.6 m and must be unsupported by vertical supports   |   |
| b. <u>Rear yard setback</u> (minimum)  | 6.0m  |
| c. <u>Side yard setback</u>  | 1.5m or 2.4m for any portion of a dwelling used as habitable space and which has a window |
| d. <u>Side yard setback</u> on a flanking street   | 2.4m  |

## 1.135.7 Site Coverage, Open Site Space

<u>Site Coverage</u> (maximum)	40%
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## 1.135.8 Parking

Subject to the regulations in Schedule “C”

## 1.135.9 Outdoor Features

Outdoor features may not exceed a height of 3.5m from natural grade or finished grade, whichever is lower

Bylaw 17-106 adopted November 23, 2017

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