

# PART 1.143 – R1-S29 ZONE, RESTRICTED SMALL LOT (OSWEGO STREET) DISTRICT

## 1.143.1 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. A maximum of two garage sales in any calendar year.

## 1.143.2 Lot Area

- a. Lot area (minimum) 160m<sup>2</sup>
- b. Frontage of a lot on a street (minimum) 9m average lot width

## 1.143.3 Height, Roof Deck

- a. Building height (maximum) 7.70m
- b. Roof Deck not permitted

## 1.143.4 Floor Area, Floor Space Ratio

- a. Total floor area (maximum) 150m<sup>2</sup>
- b. Floor space ratio (maximum) 0.6:1

## 1.143.5 Setbacks, Projections

- a. Front yard setback (minimum) 2.7m
  - i. an entrance porch and steps may project into front yard setback by a maximum of 0.5m with a maximum height of 1.7m, including any vertical enclosures to the porch and steps, and
  - ii. any roof to the porch and steps may have a maximum projection into the front yard setback of 0.5m if it is unsupported by vertical supports
- b. Rear yard setback (minimum) 4.3m
- c. Side yard setback (minimum) (south) 1.2m
- d. Side yard setback (minimum) (north) 2.25m

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

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### **1.143.6 Site Coverage, Open Site Space**

- a. Site Coverage (maximum) 40%

### **1.143.7 Parking**

Subject to the regulations in Schedule “C”

### **1.143.8 Outdoor Features**

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

Bylaw 18-061 adopted May 10, 2018

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