

**PART 1.19 - R1 -Van ZONE, SINGLE FAMILY VANCOUVER STREET DISTRICT**

Permitted Uses	1	All of the uses permitted in the R1-B Zone, Single Family Dwelling District are permitted in this zone.
Minimum Floor Space	2	For any <u>duplex</u> , the minimum habitable floor space in any <u>building</u> shall be 120 m <sup>2</sup> .
Exterior Change	3	The provisions of Clauses (iv) and (v) of Section 3 of Part 1.2 do not apply in this zone.
Setback	4	The minimum <u>setback</u> from any <u>street</u> shall be 5.7 m.
	5	The provisions of the preceding section do not apply to any <u>steps</u> up to 3 m in <u>height</u> which <u>steps</u> shall be sited at least 3.9 m from any <u>front lot line</u> .
	6	A bay window may intrude into the north <u>side yard</u> up to 0.5 m.
Site Area	7	The minimum <u>area</u> of any <u>lot</u> shall be 418 m <sup>2</sup> .
Width	8	The minimum <u>width</u> of any <u>lot</u> shall be 13.7 m.
Height	9	No <u>building</u> shall exceed 7.6 m in <u>height</u> nor 2-1/2 <u>storeys</u> .
General Regulations	10	Except as provided in this part, the regulations applicable in the R1-B Zone, Single Family Dwelling District apply in this zone.