

## PART 1.20, R1-S-G ZONE, GRANT STREET SMALL LOT DISTRICT

Permitted Uses	<p>1. The following uses are permitted</p> <ul style="list-style-type: none"> <li>(a) <u>single family dwellings</u> and <u>accessory uses</u>;</li> <li>(b) <u>home occupations</u>;</li> <li>(c) <u>accessory buildings</u>;</li> <li>(d) not more than two <u>garage sales</u> in any year.</li> </ul>
Accessory Buildings	<p>2. Subject to Section 3, any <u>accessory building</u> shall:</p> <ul style="list-style-type: none"> <li>(a) not exceed 4m in <u>height</u>;</li> <li>(b) be located in a <u>rear yard</u>; and</li> <li>(c) not occupy more than 30% of the <u>rear yard</u>.</li> </ul> <p>3. Any <u>accessory building</u> or <u>car shelter</u> shall be located:</p> <ul style="list-style-type: none"> <li>(a) at least 18m from the <u>street front</u>; and</li> <li>(b) so as to provide a passage of at least 2.4m between the <u>accessory building</u> or <u>car shelter</u> and the principal <u>building</u>.</li> </ul>
Site Area	4. The minimum <u>area</u> of any <u>lot</u> shall be 440m <sup>2</sup> .
Site Width	5. The minimum <u>width</u> of any <u>lot</u> shall be 13m.
Site Coverage	6. The <u>site coverage</u> shall not exceed 25%.
Floor Area	<p>7. The floor area of the first and second <u>storeys</u> shall not exceed 170m<sup>2</sup>.</p> <p>8. The provisions of the preceding section do not apply to any <u>basement</u> floor area which is at least 1.2m below <u>grade</u>.</p>
Height	9. The <u>height</u> of any <u>building</u> shall not exceed 7.0m nor 2 <u>storeys</u> .
Setbacks	<p>10. The minimum <u>setback</u>:</p> <ul style="list-style-type: none"> <li>(a) from any <u>front lot line</u> shall be 7.5m;</li> <li>(b) from any <u>rear lot line</u> shall be 11m;</li> <li>(c) from the south <u>lot line</u> shall be 1.5m; and</li> <li>(d) from the north <u>lot line</u> shall be 3m.</li> </ul>
Siting of Parking	11. No parking may be sited in the <u>front yard</u> nor nearer to the <u>front lot line</u> than 7.5m.
Outdoor Features	<p>12. (a) The <u>setbacks</u> set out in section 10 apply to <u>outdoor features</u> as though they are <u>buildings</u>.</p> <p>(b) <u>Outdoor features</u> may not exceed a height of 3.5 from <u>natural grade</u> or <u>finished grade</u>, whichever is lower.</p>