

**PART 1.7 - R1-S ZONE, SINGLE FAMILY DWELLING (SMALL LOT) DISTRICT**

Permitted Uses	1	<p>The following uses are permitted:</p> <ul style="list-style-type: none"> <li>(a) <u>Single family dwellings</u> and <u>customary accessory uses</u>.</li> <li>(b) <u>Public buildings</u>.</li> <li>(c) <u>Home occupations</u>.</li> <li>(d) <u>Buildings accessory</u> to the above uses not exceeding 4m in <u>height</u>, located in the <u>rear yard</u> of the <u>building</u> to which they are accessory and not occupying more than 30% of the <u>rear yard</u>, PROVIDED that the <u>accessory building</u>, detached private <u>garage</u> or <u>car shelter</u> shall be situated not less than 18m from the <u>street front</u>, and shall be so located as to provide a passage of at least 2.4m between the <u>accessory building</u>, <u>garage</u> or <u>car shelter</u> and the main <u>building</u>, and where the <u>building</u> opens onto a lane it shall be not less than 1.5m from the lane.</li> <li>(e) Not more than 2 <u>garage sales</u> in any year.</li> </ul>
Height of Buildings	2	The <u>height</u> of a <u>building</u> shall not exceed 7.5m, nor 2 <u>storeys</u> .
<u>Site coverage</u>	3	40% (maximum).
Setback	4	The minimum <u>setback</u> of the main structure shall not be less than 6m from the property line and the <u>front yard</u> so provided shall be unobstructed by any form of building construction, except for an entrance porch and <u>steps</u> having a maximum projection from the main wall of 2.5m and whose height including any vertical enclosure to the porch and <u>steps</u> , does not exceed 1.7m from the ground level, and provided that any roof to such porch and <u>steps</u> shall have a maximum projection from the main front wall of 1.6m and shall be unsupported by vertical supports in front of the main front wall.
Yard	5	A <u>rear yard</u> shall be provided of not less than 6m.

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Side Yards Interior Site	6	On a site other than a corner lot, a <u>side yard</u> shall be provided on each side of the principal <u>building</u> of not less than 1.5m.
Side Yard on a Corner Lot	7	On a <u>corner lot</u> , the minimum <u>side yard</u> along a flanking <u>street</u> shall be 2.4m.
Site Area and Lot Width	8	For a <u>single family dwelling</u> or any other <u>building</u> , there shall be provided within the <u>lot</u> a <u>site area</u> of not less than 260m <sup>2</sup> with an average width of not less than 10m for each <u>single family dwelling</u> or any other building (not being an <u>accessory building</u> ).
Parking	9	Each <u>single family dwelling</u> shall be provided with at least one parking space which shall be farther away from the <u>front lot line</u> than the front wall of the <u>building</u> closest to the <u>front lot line</u> .
Outdoor Features	10	(a) The <u>setbacks</u> set out in section 4 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.