

PART 1.76 - R1-19 ZONE, BEGBIE SINGLE FAMILY DWELLING DISTRICT

Uses	1	All of the uses permitted in the R1-B Zone, Single Family Dwelling District, are permitted in this Zone.
Lot Area	2	The <u>area</u> of a <u>lot</u> must be at least 400 m ² .
Number of Dwellings	3	A <u>lot</u> may contain more than one <u>building</u> .
Floor Area	4	The <u>total floor area</u> of all <u>buildings</u> on a <u>lot</u> must not exceed 300 m ² .
Lot Coverage	5	<u>Site coverage</u> must not exceed 40%.
Siting	6	A <u>single family dwelling</u> may be located in the <u>rear yard</u> of another <u>building</u> that contains <u>dwelling units</u> .
Setbacks	7	No <u>setbacks</u> are required from a <u>rear lot line</u> or from the <u>lot line</u> of a <u>side yard</u> .
Parking	8	Parking spaces on a <u>lot</u> <ul style="list-style-type: none"> (a) may extend into the <u>front yard</u>; and (b) may be located in between other parking spaces and a <u>street</u>.
General	9	Except as provided in this Part, the regulations applicable in the R1-B Zone, Single Family Dwelling District, apply in this Zone.