

## PART 1.90 - R1-25 ZONE, SPRINGFIELD DWELLING DISTRICT

Uses	1	The following uses are the only uses permitted in this Zone:  (a) <u>single family dwellings</u> ;  (b) <u>duplexes</u> .
Lot area	2	The <u>area</u> of a <u>lot</u> must total at least 277.5 m <sup>2</sup> multiplied by the number of <u>dwelling units</u> on that <u>lot</u> .
Height	3	A <u>building</u> must not exceed 7.5 m nor 2 <u>storeys</u> in <u>height</u> .
Floor space ratio	4	The <u>floor space ratio</u> must not exceed 0.5 to 1.
Setbacks	5	The <u>setback</u> must be at least  (a) 2.4 m from Springfield Street;  (b) 3 m from Russell Street;  (c) 3.5 m from a north <u>lot line</u> ;  (d) 3.5 m from a south <u>lot line</u> .
Siting	6	More than one <u>building</u> may be <u>sited</u> on a <u>lot</u> .
Parking	7	A <u>lot</u> must contain at least one parking space for each <u>dwelling unit</u> on that <u>lot</u> .
Outdoor Features	8	(a) The <u>setbacks</u> set out in section 5 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