

PART 1.106 - R1-31 ZONE, MOSS CONVERSION DISTRICT**Uses**

- 1 The following uses are the only uses permitted in this Zone:
- (a) all of the uses permitted under Part 1.2 for the R1-B Zone, Single Family Dwelling District;
 - (b) three self-contained dwelling units in accessory buildings associated with the main building.

Regulations Table

2

<i>Category of regulation</i>	<i>Requirements</i>	
<u>Number of self-contained dwelling units</u> (max)		
- in the main building	8	
- in accessory buildings	3	
<u>lot area</u> (min.)	1360 (m ²)	
<u>lot width</u> (min)	37 m	
<u>site coverage</u> (max)	35%	
<u>height</u> (max.) - accessory buildings	5.2 m	
<u>total floor area</u> (max.) main building and accessory buildings	810 m ²	
<u>floor space ratio</u> (max.) main building and accessory buildings	0.60:1	
<u>open site space</u> (min.)	30%	
<u>setbacks</u> (min.)	<i>Boundary of lot</i>	<i>Setback (m)</i>
main building	Moss Street	7.6
	East (rear)	16
	Purcell Place	1.8
	South (side)	1.9
accessory buildings	East (rear)	1.6
	Purcell Place	1.9
	South (side)	12.6
parking (min.) - vehicles	8 spaces	

General regulations

- 3 Except as provided in this Part, the regulations applicable in the R1-B Zone, Single Family Dwelling District apply in this Zone.