

# PART 1.122 – R1-B-GS4-C1 ZONE, SINGLE FAMILY DWELLING WITH GARDEN SUITE AND LIMITED COMMERCIAL MOSS STREET DISTRICT

## 1.122.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. All uses permitted in the R1-B Zone, Single Family Dwelling District (Part 1.2), the R-2 Zone, Two Family Dwelling District (Part 2.1) and the C1-Zone, Limited Commercial District (Part 4.1), subject to the regulations applicable to those zones, provided that in each case the most restrictive regulations controlling height, floor space, yard and site area applicable to such use in the foregoing zones shall apply
- b. Garden suite
- c. Home occupation contained within a single family dwelling subject to the regulations in Schedule “D”
- d. Accessory buildings subject to the regulations in Schedule “F” notwithstanding the regulations in Part 4.1 (11) to (13) to the contrary

## 1.122.2 Location of Commercial Uses

- a. The uses described in Part 4.1 (b) to (o) may only be located in that part of the zone shown as “Commercial Area” on the map attached as Appendix 1
- b. Home occupation may only be located in a single family dwelling notwithstanding any provision in the Zoning Regulation Bylaw to the contrary

## 1.122.3 Location of the Garden Suite

- a. Garden suite must be sited in the rear yard
- b. No more than one garden suite is permitted per lot

## 1.122.4 Floor Area

- |   |                  |
|---|------------------|
| a. <u>Total floor area</u> of <u>garden suite</u> (maximum) | 56m <sup>2</sup> |
|---|------------------|

## 1.122.5 Garden Suite Height, Storeys, Roof Decks

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|-------------------------------------|---------------|
| a. <u>Building height</u> (maximum) | 5.5m          |
| b. <u>Storeys</u> (maximum)         | 1.5           |
| c. <u>Roof deck</u>                 | Not permitted |

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**1.122.6 Garden Suite Setbacks**

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|---|------|
| a. <u>Rear yard setback</u> (minimum)   | 0.6m |
| b. <u>Side yard setback</u> from interior <u>lot line</u> (minimum)                             | 0.6m |
| c. Separation space between a <u>garden suite</u> and a <u>single family dwelling</u> (minimum) | 2.4m |

**1.122.7 Site Coverage**

- |  |     |
|--|-----|
| a. <u>Rear yard site coverage</u> for all <u>buildings</u> (maximum) | 27% |
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**1.122.8 Garden Suite Parking**

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| a. No off-street parking is required for the <u>garden suite</u> |
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