

PART 1.130 - R1-S26 ZONE, RESTRICTED SMALL LOT (HAULTAIN STREET) DISTRICT

Uses	1	The following uses are the only uses permitted in this zone: <ul style="list-style-type: none">(a) <u>single family dwelling</u>;(b) <u>accessory uses to a single family dwelling</u>;(c) <u>home occupation</u>;(a) <u>buildings</u> accessory to a permitted use;(b) a maximum of two <u>garage sales</u> in any calendar year.
Lot area	2	The minimum <u>site area</u> must be 254m ² .
	3	The minimum frontage of a <u>lot</u> on a <u>street</u> must be 10m.
Height, Roof Deck	4	(a) The maximum <u>height</u> of a <u>single family dwelling</u> must not exceed 7.5m nor two <u>storeys</u> , for which purpose any basement floor <u>area</u> that is more than 1.2m above <u>grade</u> is deemed to be the first <u>storey</u> . (b) <u>Roof Deck</u> – not permitted.
Floor Area	5	The maximum <u>total floor area</u> for the dwelling must be 190m ² .
Floor space ratio	6	The maximum <u>floor space ratio</u> must be 0.6 to 1.
Site coverage	7	The maximum <u>site coverage</u> must be 40%.
Setback(s)	8	Except as required by s. 14, the minimum <u>setbacks</u> of the main building must be in compliance with the following: <ul style="list-style-type: none">(a) <u>front yard</u> of 6.0m <ul style="list-style-type: none">(i) an entrance porch and <u>steps</u> may project from the main <u>building</u> face by a maximum of 2.5m with a maximum <u>height</u> of 1.7m, including any vertical enclosures to the porch and <u>steps</u>, and(ii) any roof to the porch and <u>steps</u> must have a maximum projection from the front main <u>building</u> face of 1.6m and must be unsupported by vertical supports;

Words that are underlined see definitions in Schedule "A" of the Zoning Regulation Bylaw

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Accessory Buildings	(b)	<u>rear yard</u> of 6.0m;
	(c)	<u>side yard</u> interior of 1.5m or 2.4m for any portion of a dwelling used for habitable space and which has a window;
	(d)	<u>side yard</u> on a flanking street of 2.4m.
Height	9	All <u>accessory buildings</u> must be located in a <u>rear yard</u> .
	10	The maximum <u>rear yard site coverage</u> by an <u>accessory building</u> must be 30%.
Accessory Building Setbacks	11	A minimum separation distance of 2.4m must be provided between a <u>single family dwelling</u> and an <u>accessory building</u> .
	12	The maximum <u>height</u> of any <u>accessory building</u> must not exceed 4.0m.
Thurlow Street Setbacks	13	The minimum <u>setbacks</u> of detached <u>accessory buildings</u> must be in compliance with the following: (a) <u>front yard</u> of 18m; (b) <u>rear yard</u> of 1.5 when facing a lane; (c) <u>side yard</u> on a corner <u>lot</u> , no <u>accessory building</u> may be located closer to the flanking <u>street</u> than the minimum <u>setback</u> required for the principal <u>building</u> on the adjoining <u>lot</u> of such flanking <u>street</u> .
	14	The minimum <u>setbacks</u> for any <u>building</u> on Thurlow Street must be: (a) <u>front yard</u> of 6.7m; (b) <u>rear yard</u> of 14m.
Parking	15	Parking must comply with Schedule C.
Outdoor Features	16	(a) The <u>setbacks</u> set out in sections 8 and 14 apply to <u>outdoor features</u> attached to the main <u>building</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

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