

# PART 1.132 – R1-40 ZONE, CAMBRIDGE 2 SINGLE FAMILY DWELLING DISTRICT

## 1.132.1 Permitted Uses in this Zone

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

- a. Uses permitted in the R1-B Zone, Single Family Dwelling District, subject to the regulations set out in Part 1.2 of the Zoning Regulation Bylaw
- b. Single family dwelling subject to the regulations contained in this Part, with no more than one of the following accessory uses:
  - Secondary suite subject to the regulations in Schedule “J”;
  - Garden suite subject to the regulations in Schedule “M”; or
  - Roomers or Boarders up to a maximum of 4

## 1.132.2 Lot Area

- |                                       |  |
|---------------------------------------|--|
| a. <u>Lot area</u> (minimum)          | 460m <sup>2</sup>                          |
| b. <u>Lot width</u> (minimum average) | 15m  |
| c. <u>Panhandle lot</u>               | Subject to the regulations in Schedule “H” |

## 1.132.3 Floor Area of the Principal Building

- |   |                   |
|---|-------------------|
| a. Floor <u>area</u> , of all floor levels combined (minimum)                       | 70m <sup>2</sup>  |
| b. Floor <u>area</u> , for the first and second <u>storeys</u> combined (maximum)   | 280m <sup>2</sup> |
| c. Floor area, of all floor levels combined ( <u>maximum</u> )                      | 385m <sup>2</sup> |
| d. <u>Private garage</u> : floor <u>area</u> of all floor levels combined (maximum) | 37m <sup>2</sup>  |

## 1.132.4 Height, Storeys, Roof Decks

- |   |                       |
|---|-----------------------|
| a. Principal <u>building height</u> (maximum) | 7.6m in <u>height</u> |
| b. <u>Storeys</u> (maximum)                   | 2 <u>storeys</u>      |
| c. <u>Roof Deck</u>                           | Permitted             |

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

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## 1.132.5 Setbacks, Projections

- |  |   |
|--|---|
| a. <u>Front yard setback</u> (minimum)                               | 7.5m  |
| except for the following maximum projections into the setback:       |   |
| • steps less than 1.7m in <u>height</u>                              | 2.5m  |
| • <u>porch</u>   | 1.6m  |
| b. <u>Rear yard setback</u> (minimum)                                | 7.5 or 25% of <u>lot depth</u> whichever is greater                                       |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 1.5m or 10% of the <u>lot width</u> whichever is greater<br>3.0m for one <u>side yard</u> |
| d. Combined <u>side yard setbacks</u> (minimum)                      | 4.5m  |
| e. Eave projections into <u>setback</u> (maximum)                    | 0.75m   |

## 1.132.6 Site Coverage, Parking

- |                                   |  |
|-----------------------------------|--|
| a. <u>Site coverage</u> (maximum) | 40%  |
| b. Parking                        | Subject to the regulations in Schedule "C" |

## 1.132.7 Outdoor Features

- The setbacks set out in section 1.132.5 apply to outdoor features as though they are buildings
- Outdoor features may not exceed a height of 3.5m from natural grade or finished grade, whichever is lower

Bylaw 17-031 Adopted June 8, 2017

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