

# PART 1.142 – R1-47 ZONE, WASHINGTON COTTAGE CLUSTER DISTRICT

## 1.142.1 Definitions

In this Part, “cottage cluster” means four single family dwellings on one lot

## 1.142.2 Permitted Uses in this Zone

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

Uses permitted in the R1-B Zone, Single Family Dwelling District, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw

- a. Cottage Cluster, subject to the regulations contained in this Part

## 1.142.3 Lot Area

- a. Lot area (minimum) 899m<sup>2</sup>
- b. Lot width (minimum) 22m average lot width

## 1.142.4 Floor Area

- a. Total floor area, of all buildings combined (maximum) 634m<sup>2</sup>

## 1.142.5 Height, Storeys

- a. Building height (maximum) 7.45m
- b. Storeys (maximum) 2
- c. Roof deck Not permitted

## 1.142.6 Setbacks, Projections

- a. Front yard setback (minimum) 2.00m
- b. Rear yard setback (minimum) 2.75m
- c. Side yard setback from interior lot lines (minimum) 1.50m
- d. Separation space between buildings (minimum) 4.50m

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### 1.142.7 Site Coverage, Open Site Space, Number of Buildings

- |  |        |
|--|--------|
| a. <u>Site Coverage</u> (maximum)  | 33.50% |
| b. <u>Open site space</u> (minimum)  | 49%    |
| c. Notwithstanding section 19 of the General Regulations, there may be four <u>buildings</u> erected or used on one <u>lot</u> |        |

### 1.142.8 Vehicle and Bicycle Parking

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|-------------------------------------|--|
| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule “C” |
| b. Bicycle parking (minimum)        | Subject to the regulations in Schedule “C” |

Bylaw 18-031 adopted September 20, 2018