

## PART 1.145 – R1-B-R ZONE, SINGLE FAMILY DWELLING (RAYNOR) DISTRICT

### 1.145.1 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 1.2 of the Zoning Regulation Bylaw and subsection (b)

Single family dwellings constructed prior to 1912 are:

- i. subject to the regulations in this Part; and
- ii. permitted to have no more than one of the following accessory uses:  
secondary suite; or  
garden suite, subject to the regulations in Schedule “M”

### 1.145.2 Lot Area

- a. Lot area (minimum) 557m<sup>2</sup>
- b. Lot width (minimum) 15.2m average lot width

### 1.145.3 Floor Area, Floor Space Ratio

- a. Total floor area (minimum) 70m<sup>2</sup>
- b. Total floor area (maximum) 361m<sup>2</sup>
- c. Floor area, for the first and second storeys combined (maximum) 280m<sup>2</sup>

### 1.145.4 Height, Storeys

- a. Principal building height (maximum) 7.9m
- b. Storeys (maximum) 2.5
- c. Roof deck Not permitted

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## 1.145.5 Setbacks, Projections

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| 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   |
| • porch  | 1.6m   |
| b. <u>Rear yard setback</u> (minimum)                                | 7.5m or 25% of lot depth, whichever is greater                     |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 1.5m or 10% of the <u>lot</u> width, whichever is greater          |
|  | 3.0m for one side yard when the lot is not serviced by a rear lane |
| d. Combined <u>side yard setbacks</u> (minimum)                      | 4.5m   |
| e. Eave projections into <u>setback</u> (maximum)                    | 0.75m  |

## 1.145.6 Site Coverage

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|--------------------------------|-----|
| <u>Site Coverage</u> (maximum) | 40% |
|--------------------------------|-----|

## 1.145.7 Vehicle and Bicycle Parking

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

## 1.145.8 Outdoor Features

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| a. The <u>setbacks</u> set out in section 1.145.5 apply to <u>outdoor features</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 |

Bylaw 19-059 adopted June 13, 2019