

PART 1.152 – R1-51 ZONE, WASHINGTON 8 COTTAGE CLUSTER DISTRICT

1.152.1 Definition

- a. In this Part, “cottage cluster” means not more than eight single family dwellings on one lot.

1.152.2 Permitted Uses in this Zone

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

- a. Single family dwelling with no more than one of the following accessory uses and subject to the regulations set out in Part 1.2:
- Secondary suite;
 - Garden suite subject to the regulations in Schedule “M”; or
 - Roomers and/or Boarders up to a maximum of 4
- b. Cottage Cluster, subject to the regulations contained in this Part
- c. Accessory building, subject to the regulations in this Part
- d. Home occupation, subject to the regulations in Schedule “D”

1.152.3 Lot Area, Number of Buildings

- a. Lot area (minimum) 1997m²
- b. Notwithstanding Section 19 of the General Regulations, more than one building is permitted on a lot subject to the regulations in this Part.

1.152.4 Floor Space Ratio

- a. Floor space ratio (maximum) 0.52:1

1.152.5 Height, Storeys

- a. Building height (maximum) 7.20m
- b. Storeys (maximum) 2

PART 1.152 – R1-51 ZONE, WASHINGTON 8 COTTAGE CLUSTER DISTRICT

1.152.6 Setbacks, Projections, and Building Separation Distances

- | | |
|---|-------|
| a. <u>Front yard setback</u> (minimum) | 3.6m |
| Except for the following maximum projections into the setback: | |
| • porch and stairs | 1.1m |
| b. <u>Rear yard setback</u> (minimum) | 3.3m |
| c. <u>Side yard setback</u> (minimum) | 1.5m |
| d. East-west <u>building</u> separation distance, excluding stair projections and <u>accessory building</u> (minimum) | 10.8m |
| e. North-south <u>building</u> separation distance, excluding garbage and recycling enclosure (minimum) | 5.9m |

1.152.7 Site Coverage, Open Site Space

- | | |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 31% |
| b. <u>Open site space</u> (minimum) | 48% |

1.152.8 Vehicle Parking

- | | |
|------------------------------|--|
| a. Vehicle parking (minimum) | Subject to the regulations in Schedule “C” |
|------------------------------|--|

1.152.9 Accessory building

- | | |
|--|-----------------|
| a. <u>Floor area</u> (maximum) | 8m ² |
| b. <u>Height</u> (maximum) | 3.5m |
| c. <u>Side yard setback</u> (minimum) | 0.6m |
| d. <u>Rear yard setback</u> (minimum) | 0.6m |
| e. Separation space between an <u>accessory building</u> and a <u>building</u> on a <u>lot</u> (minimum) | 2.4m |
| f. An <u>accessory building</u> may be located within 50m of the rear <u>lot</u> line. | |
| g. A maximum of one <u>accessory building</u> may be permitted on a lot. | |

Bylaw 21-020 adopted April 22, 2021

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