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. <u>Single family dwelling</u> 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. <u>Storeys</u> (maximum)

2

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

a. Site Coverage (maximum) b. Open site space (minimum) 48% 152.8 Vehicle Parking a. Vehicle parking (minimum) Subject to the regulations in Schedule "C" 152.9 Accessory building a. Floor area (maximum) b. Height (maximum) c. Side yard setback (minimum) d. Rear yard setback (minimum) e. Separation space between an accessory building and a building on a lot (minimum) 2.4m	 a. Front yard setback (minimum) Except for the following maximum projections into the setback: porch and stairs b. Rear yard setback (minimum) c. Side yard setback (minimum) d. East-west building separation distance, excluding stair projections and accessory building (minimum) e. North-south building separation distance, excluding garbage and recycling enclosure (minimum) 152.7 Site Coverage, Open Site Space a. Site Coverage (maximum) b. Open site space (minimum) 152.8 Vehicle Parking	3.6m 1.1m 3.3m 1.5m 10.8m 5.9m
Except for the following maximum projections into the setback: • porch and stairs 1.1m b. Rear yard setback (minimum) c. Side yard setback (minimum) d. East-west building separation distance, excluding stair projections and accessory building (minimum) e. North-south building separation distance, excluding garbage and recycling enclosure (minimum) 1.152.7 Site Coverage, Open Site Space a. Site Coverage (maximum) b. Open site space (minimum) 31% 1.152.8 Vehicle Parking a. Vehicle parking (minimum) Subject to the regulations in Schedule "C" 1.152.9 Accessory building a. Floor area (maximum) b. Height (maximum) c. Side yard setback (minimum) d. Rear yard setback (minimum) e. Separation space between an accessory building and a building on a lot (minimum) e. Separation space between an accessory building and a building on a lot (minimum)	Except for the following maximum projections into the setback: • porch and stairs b. Rear yard setback (minimum) c. Side yard setback (minimum) d. East-west building separation distance, excluding stair projections and accessory building (minimum) e. North-south building separation distance, excluding garbage and recycling enclosure (minimum) 1.152.7 Site Coverage, Open Site Space a. Site Coverage (maximum) b. Open site space (minimum)	1.1m 3.3m 1.5m 10.8m 5.9m
setback: • porch and stairs 1.1m b. Rear yard setback (minimum) c. Side yard setback (minimum) d. East-west building separation distance, excluding stair projections and accessory building (minimum) e. North-south building separation distance, excluding garbage and recycling enclosure (minimum) 1.152.7 Site Coverage, Open Site Space a. Site Coverage (maximum) b. Open site space (minimum) 1.152.8 Vehicle Parking a. Vehicle parking (minimum) Subject to the regulations in Schedule "C" 1.152.9 Accessory building a. Floor area (maximum) b. Height (maximum) c. Side yard setback (minimum) d. Rear yard setback (minimum) o. 6m d. Rear yard setback (minimum) e. Separation space between an accessory building and a building on a lot (minimum) 2.4m	b. Rear yard setback (minimum) c. Side yard setback (minimum) d. East-west building separation distance, excluding stair projections and accessory building (minimum) e. North-south building separation distance, excluding garbage and recycling enclosure (minimum) 1.152.7 Site Coverage, Open Site Space a. Site Coverage (maximum) b. Open site space (minimum) 1.152.8 Vehicle Parking	3.3m 1.5m 10.8m 5.9m
b. Rear yard setback (minimum) c. Side vard setback (minimum) d. East-west building separation distance, excluding stair projections and accessory building (minimum) e. North-south building separation distance, excluding garbage and recycling enclosure (minimum) 1.152.7 Site Coverage, Open Site Space a. Site Coverage (maximum) b. Open site space (minimum) 31% 1.152.8 Vehicle Parking a. Vehicle parking (minimum) Subject to the regulations in Schedule "C" 1.152.9 Accessory building a. Floor area (maximum) b. Height (maximum) c. Side yard setback (minimum) d. Rear yard setback (minimum) e. Separation space between an accessory building and a building on a lot (minimum) 2.4m	 b. Rear yard setback (minimum) c. Side yard setback (minimum) d. East-west building separation distance, excluding stair projections and accessory building (minimum) e. North-south building separation distance, excluding garbage and recycling enclosure (minimum) 1.152.7 Site Coverage, Open Site Space a. Site Coverage (maximum) b. Open site space (minimum) 1.152.8 Vehicle Parking 	3.3m 1.5m 10.8m 5.9m
c. Side yard setback (minimum) d. East-west building separation distance, excluding stair projections and accessory building (minimum) e. North-south building separation distance, excluding garbage and recycling enclosure (minimum) 1.152.7 Site Coverage, Open Site Space a. Site Coverage (maximum) b. Open site space (minimum) 31% 1.152.8 Vehicle Parking a. Vehicle parking (minimum) Subject to the regulations in Schedule "C" 1.152.9 Accessory building a. Floor area (maximum) b. Height (maximum) c. Side yard setback (minimum) d. Rear yard setback (minimum) e. Separation space between an accessory building and a building on a lot (minimum) 2.4m	c. Side yard setback (minimum) d. East-west building separation distance, excluding stair projections and accessory building (minimum) e. North-south building separation distance, excluding garbage and recycling enclosure (minimum) 1.152.7 Site Coverage, Open Site Space a. Site Coverage (maximum) b. Open site space (minimum) 1.152.8 Vehicle Parking	1.5m 10.8m 5.9m
d. East-west building separation distance, excluding stair projections and accessory building (minimum) e. North-south building separation distance, excluding garbage and recycling enclosure (minimum) 1.152.7 Site Coverage, Open Site Space a. Site Coverage (maximum) b. Open site space (minimum) 1.152.8 Vehicle Parking a. Vehicle parking (minimum) Subject to the regulations in Schedule "C" 1.152.9 Accessory building a. Floor area (maximum) b. Height (maximum) c. Side yard setback (minimum) d. Rear yard setback (minimum) o.6m e. Separation space between an accessory building and a building on a lot (minimum)	d. East-west building separation distance, excluding stair projections and accessory building (minimum) e. North-south building separation distance, excluding garbage and recycling enclosure (minimum) 1.152.7 Site Coverage, Open Site Space a. Site Coverage (maximum) b. Open site space (minimum) 1.152.8 Vehicle Parking	10.8m 5.9m 31%
projections and accessory building (minimum) e. North-south building separation distance, excluding garbage and recycling enclosure (minimum) 1.152.7 Site Coverage, Open Site Space a. Site Coverage (maximum) b. Open site space (minimum) 31% 1.152.8 Vehicle Parking a. Vehicle parking (minimum) Subject to the regulations in Schedule "C" 1.152.9 Accessory building a. Floor area (maximum) b. Height (maximum) c. Side yard setback (minimum) d. Rear yard setback (minimum) e. Separation space between an accessory building and a building on a lot (minimum) 2.4m	projections and accessory building (minimum) e. North-south building separation distance, excluding garbage and recycling enclosure (minimum) 1.152.7 Site Coverage, Open Site Space a. Site Coverage (maximum) b. Open site space (minimum) 1.152.8 Vehicle Parking	5.9m 31%
1.152.7 Site Coverage, Open Site Space a. Site Coverage (maximum) b. Open site space (minimum) 1.152.8 Vehicle Parking a. Vehicle parking (minimum) Subject to the regulations in Schedule "C" 1.152.9 Accessory building a. Floor area (maximum) b. Height (maximum) c. Side yard setback (minimum) d. Rear yard setback (minimum) e. Separation space between an accessory building and a building on a lot (minimum) 2.4m	garbage and recycling enclosure (minimum) 1.152.7 Site Coverage, Open Site Space a. Site Coverage (maximum) b. Open site space (minimum) 1.152.8 Vehicle Parking	31%
a. Site Coverage (maximum) b. Open site space (minimum) 48% 1.152.8 Vehicle Parking a. Vehicle parking (minimum) Subject to the regulations in Schedule "C" 1.152.9 Accessory building a. Floor area (maximum) b. Height (maximum) c. Side yard setback (minimum) d. Rear yard setback (minimum) e. Separation space between an accessory building and a building on a lot (minimum) 2.4m	a. Site Coverage (maximum) b. Open site space (minimum) 1.152.8 Vehicle Parking	
b. Open site space (minimum) 1.152.8 Vehicle Parking a. Vehicle parking (minimum) Subject to the regulations in Schedule "C" 1.152.9 Accessory building a. Floor area (maximum) b. Height (maximum) c. Side yard setback (minimum) d. Rear yard setback (minimum) e. Separation space between an accessory building and a building on a lot (minimum) 2.4m	b. Open site space (minimum) 1.152.8 Vehicle Parking	
1.152.8 Vehicle Parking a. Vehicle parking (minimum) Subject to the regulations in Schedule "C" 1.152.9 Accessory building a. Floor area (maximum) b. Height (maximum) c. Side yard setback (minimum) d. Rear yard setback (minimum) e. Separation space between an accessory building and a building on a lot (minimum) 2.4m	1.152.8 Vehicle Parking	48%
1.152.9 Accessory building a. Floor area (maximum) 8m² b. Height (maximum) 3.5m c. Side yard setback (minimum) 0.6m d. Rear yard setback (minimum) 0.6m e. Separation space between an accessory building and a building on a lot (minimum) 2.4m	•	
1.152.9 Accessory building a. Floor area (maximum) 8m² b. Height (maximum) 3.5m c. Side yard setback (minimum) 0.6m d. Rear yard setback (minimum) 0.6m e. Separation space between an accessory building and a building on a lot (minimum) 2.4m	a. Vehicle parking (minimum)	
a. Floor area (maximum) b. Height (maximum) c. Side yard setback (minimum) d. Rear yard setback (minimum) e. Separation space between an accessory building and a building on a lot (minimum) 8m² 3.5m 0.6m 2.4m		
b. Height (maximum) c. Side yard setback (minimum) d. Rear yard setback (minimum) e. Separation space between an accessory building and a building on a lot (minimum) 3.5m 0.6m 2.4m	1.152.9 Accessory building	
c. Side yard setback (minimum) d. Rear yard setback (minimum) e. Separation space between an accessory building and a building on a lot (minimum) 0.6m 2.4m	a. Floor area (maximum)	8m²
d. Rear yard setback (minimum) e. Separation space between an accessory building and a building on a lot (minimum) 0.6m 2.4m	b. <u>Height (maximum)</u>	3.5m
e. Separation space between an <u>accessory building</u> and a <u>building</u> on a <u>lot</u> (minimum)	c. <u>Side yard</u> <u>setback</u> (minimum)	0.6m
and a <u>building</u> on a <u>lot</u> (minimum)	d. Rear yard setback (minimum)	0.6m
f An accessory building may be located within 50m of the rear lot line	· · · · · · · · · · · · · · · · · · ·	2.4m
7th decessory ballaring may be recated within commercial less me.	f. An accessory building may be located within 50m of the rear	· lot line
g. A maximum of one accessory building may be permitted on a lot.	g. A maximum of one accessory building may be permitted on	<u>iot</u> iii io:

Bylaw 21-020 adopted April 22, 2021