

## PART 1.153 – R1-S30 ZONE, POWELL STREET SMALL LOT DISTRICT

Uses	1	The following uses are the only uses permitted in this zone:  (a) <u>single family dwelling</u> ;  (b) <u>accessory uses</u> to a <u>single family dwelling</u> ;  (c) <u>home occupation</u> ;  (a) <u>buildings</u> accessory to a permitted use;  (b) a maximum of two <u>garage sales</u> in any calendar year.
Lot area	2	The minimum <u>site area</u> must be 240 m <sup>2</sup> .
	3	The minimum frontage of a <u>lot</u> on a <u>street</u> must be 8.6 m.
Height, Roof Deck	4	(a) The maximum <u>height</u> of a <u>single family dwelling</u> must not exceed 7.5 m nor two <u>storeys</u> , for which purpose any <u>basement</u> floor <u>area</u> that is more than 1.2 m above <u>grade</u> is deemed to be the first <u>storey</u> .  (b) <u>Roof Deck</u> – not permitted.
Floor Area	5	The maximum <u>total floor area</u> for the dwelling must be 190m <sup>2</sup> .
Floor space ratio	6	The maximum <u>floor space ratio</u> must be 0.6 to 1.
Site coverage	7	The maximum <u>site coverage</u> must be 40%.
Setback(s)	8	Except as required by s. 14, the minimum <u>setbacks</u> of the main structure must be in compliance with the following:  (a) <u>front yard</u> of 4.0 m  (i) an entrance porch and <u>steps</u> may project from the main <u>building</u> face by a maximum of 0.5 m with a maximum <u>height</u> of 1.7 m, including any vertical enclosures to the porch and <u>steps</u> , and  (b) <u>rear yard</u> of 6.0 m;  (c) <u>side yard</u> interior of 1.5 m or 2.4 m for any portion of a dwelling used for habitable space and which has a window;  (d) <u>side yard</u> on a flanking street of 2.4 m.
Accessory Buildings	9	All <u>accessory buildings</u> must be located in a <u>rear yard</u> .
	10	The maximum <u>rear yard site coverage</u> by an <u>accessory building</u> must be 30%.

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

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Height	11	A minimum separation distance of 2.4 m must be provided between a <u>single family dwelling</u> and an <u>accessory building</u> .
	12	The maximum <u>height</u> of any <u>accessory building</u> must not exceed 4.0 m.
Accessory Building Setbacks	13	The minimum <u>setbacks</u> of detached <u>accessory buildings</u> must be in compliance with the following:  (a) <u>front yard</u> of 18 m;  (b) <u>rear yard</u> of 1.5 m when facing a lane;  (c) <u>side yard</u> on a corner <u>lot</u> , no <u>accessory building</u> may be located closer to the flanking <u>street</u> than the minimum <u>setback</u> required for the principal <u>building</u> on the adjoining <u>lot</u> of such flanking <u>street</u> .
	14	Parking must comply with Schedule C.
	15	(a) The setbacks set out in sections 8 and 14 apply to outdoor features attached to the main building as though they are buildings  (b) Outdoor features may not exceed a height of 3.5m from natural grade or finished grade, whichever is lower
Parking		
Outdoor Features		

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