

PART 1.154 – R1-S31 ZONE, RESTRICTED SMALL LOT WITH SECONDARY SUITE (FULLERTON STREET) DISTRICT

1.154.1 Permitted Uses in this Zone

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

Uses permitted in the R1-S2 Zone, Restricted Small Lot (Two Storey) District, subject to the regulations set out in Part 1.23 of the Zoning Regulation Bylaw

- a. The uses set out in paragraphs (c) to (h) are permitted in buildings constructed prior to January 1, 1950 and are subject to the regulations set out in this Part 1.154 of the Zoning Regulation Bylaw
- b. Single family dwelling
- c. No more than one secondary suite
- d. A maximum of two garage sales in any calendar year
- e. Public Building
- f. Home occupation subject to the regulations in Schedule “D”
- g. Accessory Buildings subject to the regulations in Schedule “F”

1.154.2 Lot Area

- | | |
|-------------------------------|------------------------------|
| a. <u>Lot area</u> (minimum) | 260m ² |
| b. <u>Lot width</u> (minimum) | 10m average <u>lot width</u> |

1.154.3 Floor Area, Floor Space Ratio

- | | |
|---------------------------------------|-------------------|
| a. <u>Total floor area</u> (maximum) | 190m ² |
| b. <u>Floor space ratio</u> (maximum) | 0.60:1 |

1.154.4 Height, Storeys

- | | |
|---|------|
| a. Principal <u>building height</u> (maximum) | 7.5m |
| b. <u>Storeys</u> (maximum) | 2 |

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1.154.5 Setbacks, Projections

- a. Front yard setback (minimum) 3.53

Except for the following maximum projections into the setback:

- Stairs 1.11m
 - Porch 1.21m
- b. Rear yard setback (minimum) 2.83m
- c. Side yard setback (minimum) 1.79m

1.154.6 Site Coverage, Open Site Space

- a. Site Coverage (maximum) 47%

1.154.7 Parking

Subject to the regulations in Schedule “C”

Bylaw 21-110 adopted December 9, 2021