

## PART 1.156 - R1-S32, RESTRICTED SMALL LOT (LEE AVENUE) DISTRICT

### 1.156.1 Permitted Uses in this Zone

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

- a. single family dwelling;
- b. accessory uses to a single family dwelling;
- c. home occupation;
- d. accessory buildings subject to the regulations in Schedule "F", except as expressly provided otherwise in Part 1.156.8
- e. a maximum of two garage sales in any calendar year.

### 1.156.2 Lot Area

- a. Lot area (minimum) 234m<sup>2</sup>
- b. Lot width (minimum) 10m average lot width

### 1.156.3 Floor Area, Floor Space Ratio

- a. Total floor area (maximum) 190m<sup>2</sup>
- b. Floor space ratio (maximum) 0.6:1

### 1.156.4 Height, Storeys

- a. Principal building height (maximum) 7.5m
- b. Storeys (maximum) 2

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### 1.156.5 Setbacks, Projections

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| a. <u>Front yard setback</u> (minimum) | 6.0m |
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- Except for the following maximum projections into the setback:
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|--|--|
| i. an entrance porch and steps may project from the main building face by a maximum of 2.5 m with a maximum height of 1.7 m, including any vertical enclosures to the porch and steps, and |  |
| ii. any roof to the porch and steps must have a maximum projection from the front main building face of 1.6 m and must be unsupported by vertical supports                                 |  |
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|---|------|
| b. <u>Rear yard setback</u> (minimum)   | 6.0m |
| c. <u>Side yard setback</u> for any portion of a dwelling used for habitable space and has a window (minimum) | 2.4m |
| d. <u>Side yard setback</u> to which subsection c. does not apply (minimum)                                   | 1.5m |

### 1.156.6 Site Coverage

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| a. <u>Site Coverage</u> (maximum) | 40% |
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### 1.156.7 Vehicle and Bicycle Parking

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| a. Vehicle and bicycle parking (minimum) | Subject to the regulations in Schedule "C" |
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### 1.156.8 Accessory Buildings

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|---|------|
| a. <u>Height</u> (maximum)  | 4.0m |
| b. <u>Front yard setback</u> (minimum)                                      | 18m  |
| c. <u>Rear yard site coverage</u> by an <u>accessory building</u> (maximum) | 30%  |

Bylaw No. 23-072 adopted September 28, 2023