

PART 1.158 – R1-S34 Zone, Restricted Small Lot (Heather Street) District

1.158.1 Permitted Uses in this Zone

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

- a. Single family dwelling;
- b. Home occupation subject to the regulations in Schedule “D”
- c. Accessory Buildings subject to the regulations in Schedule “F”

1.158.2 Lot Area

- a. Lot area (minimum) 205m²
- b. Lot width (minimum) 14m average lot width

1.158.3 Floor Area, Floor Space Ratio

- a. Total floor area (maximum) 117m²
- b. Floor space ratio (maximum) 0.60:1

1.158.4 Height, Storeys, Roof Decks

- a. Principal building height (maximum) 7.6m
- b. Storeys (maximum) 2
- c. Roof deck Not permitted

1.158.5 Setbacks, Projections

- a. Front yard setback (minimum) 6.0m

Except for the following maximum projections into the setback:

- i. an entrance porch and steps may project from the main building face by a maximum of 2.5m with a maximum height of 1.7m, 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 1.6m and must be unsupported by vertical supports
- b. Rear yard setback (minimum) 6.0m
 - c. Side yard setback (minimum) of 1.5m or 2.4m for any portion of a dwelling used for habitable space and which has a window

PART 1.158 – R1-S34 Zone, Restricted Small Lot (Heather Street) District

1.158.6 Site Coverage

- | | |
|-----------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 40% |
|-----------------------------------|-----|

1.158.7 Parking

- | | |
|--|--|
| a. Vehicle and bicycle parking (minimum) | Subject to the regulations in Schedule "C" |
|--|--|

Bylaw 23-094 adopted January 11, 2024