

PART 1.1 - R1-A ZONE, ROCKLAND SINGLE FAMILY DWELLING DISTRICT

1.1.1 Permitted Uses

- a. Single family dwelling with no more than one of the following accessory uses:
 - Secondary Suite; or
 - Garden suite subject to the regulations in Schedule “M”
 - Roomers and/or Boarders up to a maximum of 4
- b. Attached and semi-attached dwellings
- c. The uses created as a result of a house conversion, subject to the regulations in Schedule “G”
- d. Home occupation subject to the regulations in Schedule “D”
- e. Accessory Buildings subject to the regulations in Schedule “F”
- f. Private garage
- g. Public Building
- h. Garage sales limited to no more than 2 in any year
- i. Commercial exhibits existing prior to January 1, 2011
- j. notwithstanding paragraphs a. through i., the only uses permitted on a panhandle lot created by way of subdivision after July 10, 2009, are the uses described in paragraphs a., d. (subject to the regulations in Schedule “D”), e., f., and h., which uses are subject to the regulations in Schedule “H”
- k. notwithstanding paragraphs a. through j., the only use permitted on a lot with a site area less than 230m² or with an average lot width less than 7.5m is a private garage

1.1.2 Site Area, Lot Width

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|---|---|
| a. <u>Lot area</u> (minimum) | 740m ² |
| b. <u>Lot width</u> (minimum average) | 24m |
| c. <u>Site area</u> for each <u>self-contained dwelling unit</u> on a <u>lot</u> on which there is an <u>attached dwelling</u> or <u>semi-attached dwelling</u> (minimum) | 835m ² |
| d. <u>Site area</u> when creating a <u>lot</u> , on which there is a pre-1970 <u>building</u> which can accommodate <u>house conversion</u> (minimum) | 2800m ² in <u>site area</u> or the <u>total floor area</u> of the <u>building</u> multiplied by 3.63 whichever is less |
| e. <u>Panhandle lot</u> | Subject to regulations in Schedule “H” |

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1.1.3 Floor Area of the Principal Building

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|--|-------------------|
| a. Floor <u>area</u> , of all floor levels combined, of a <u>single family dwelling</u> , <u>attached</u> or <u>semi-attached dwelling</u> (minimum) | 130m ² |
| b. <u>Private garage</u> , floor <u>area</u> of all floor levels combined (maximum) | 37m ² |
| c. <u>Public building</u> | Not applicable |

1.1.4 Height, Storeys, Roof Decks

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|---|---|
| a. Residential <u>building</u> (maximum) | 7.6m in <u>height</u> and 2 ¹ / ₂ storeys |
| b. <u>Attached</u> and <u>semi-attached dwellings</u> (maximum) | 7.6m in <u>height</u> and 2 ¹ / ₂ storeys |
| c. <u>Public building</u> (maximum) | 11m in <u>height</u> and 2 ¹ / ₂ storeys |
| d. <u>Roof deck</u> | Not permitted |

1.1.5 Setbacks, Projections

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|--|--|
| a. <u>Front yard setback</u> (minimum)
Except for the following maximum projections into the setback: | 10.5m except for <u>lots</u> less than 30.5m in depth which require a 7.5m |
| • <u>Steps</u> less than 1.7m in <u>height</u> | 2.5m |
| • <u>porch</u> | 1.6m |
| b. <u>Rear yard setback</u> (minimum) | 7.5m or 25% of <u>lot depth</u> whichever is greater |
| c. <u>Rear yard setback</u> for <u>attached</u> and <u>semi-attached dwellings</u> (minimum) | 7.5m |
| d. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 3.0m |
| e. <u>Side yard setback</u> on a flanking street for a <u>corner lot</u> (minimum) | 10.5m, except on <u>lots</u> less than 35m in <u>width</u> , where the <u>setback</u> may be reduced by an amount equal to the difference between the <u>lot width</u> and the minimum <u>setback</u> , but shall be no less than 6m |
| f. Eave projection into <u>setbacks</u> (maximum) | 0.75m |

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1.1.6 Site Coverage, Location of Uses, Parking

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|---|---|
| a. <u>Site Coverage</u> (maximum) | 40% |
| b. <u>Site coverage of attached and semi-attached dwellings</u> (maximum) | 25% |
| c. <u>Attached</u> and <u>semi-attached dwellings</u> siting and connection | Must be sited in the <u>side</u> or <u>rear yard</u> when there is an existing residential <u>building</u> ; and

Must be connected by a common roof |
| d. Separation of <u>Attached</u> and <u>semi-attached dwellings</u> | Notwithstanding the provisions of Schedule “A”, <u>attached</u> and <u>semi-attached dwellings</u> may be horizontally separated within an existing <u>building</u> |
| e. Parking | Subject to the regulations in Schedule “C” |

1.1.7 Outdoor Features

- a. The setbacks set out in section 1.1.5 apply to outdoor features, 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

(Amended Bylaw #04-55 adopted November 18, 2004 – maximum size of accessory building)
(Amended Bylaw #07-48 adopted June 14, 2007 – secondary suite provisions)
(Bylaw 11-015 adopted March 24, 2011 – reformatting of bylaw)
(Amended Bylaw 14-041 adopted July 10, 2014 – house conversion term)
(Amended Bylaw 15-001 adopted March 26, 2015 – Panhandle lot and lot area lot width)
(Amended Bylaw 15-084 adopted January 14, 2016 – site area per dwelling unit)
(Amended Bylaw 16-004 adopted January 28, 2016 – outdoor features and grade definition)
(Amended Bylaw 17-001 adopted April 13, 2017 – garden suites provisions)
(Amended Bylaw 17-050 adopted June 8, 2017 – schedule J – secondary suite removal and outdoor feature changes)
(Amended Bylaw 19-001 adopted March 14, 2019 – definition updates and other edits)