

## **PART 1.22 - R1-S1 ZONE, RESTRICTED SMALL LOT (ONE STOREY) 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> ;  (d) <u>buildings</u> accessory to a permitted use;  (e) a maximum of two <u>garage sales</u> in any calendar year.
Site area	2	The minimum <u>site area</u> must be 260 m <sup>2</sup> .
Height	3	The minimum frontage of a <u>lot</u> on a <u>street</u> must be 10 m.
	4	The maximum <u>height</u> of a <u>single family dwelling</u> must not exceed 5.0 m nor one <u>storey</u> , for which purpose any <u>basement floor area</u> that is more than 1.2 m above <u>grade</u> is deemed to be the first <u>storey</u> .
Floor Area	5	The maximum <u>total floor area</u> for the dwelling must be 160m <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%.
Main Building Setbacks	8	The minimum <u>setbacks</u> of the main structure must be in compliance with the following:  (a) <u>front yard</u> of 6.0 m  (i) an entrance porch and <u>steps</u> may project from the main <u>building</u> face by a maximum of 2.5 m with a maximum <u>height</u> of 1.7 m, including any vertical enclosures to the porch and <u>steps</u> , and  (ii) any roof to the porch and <u>steps</u> must have a maximum projection from the front main <u>building</u> face of 1.6 m and must be unsupported by vertical supports;  (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 <u>street</u> of 2.4 m.
Accessory Buildings	9	All accessory buildings must be located in a rear yard.
	10	The maximum rear yard site coverage by an accessory building must be 30%.
	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> .
Height	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> .
Parking	14	Parking must comply with Schedule C.
Outdoor Features	15	(a) The <u>setbacks</u> set out in section 8 apply to <u>outdoor features</u> attached to the main <u>building</u> as though those <u>outdoor features</u> are <u>buildings</u> .
		(b) <u>Outdoor features</u> may not exceed a height of 3.5m from <u>natural grade</u> or <u>finished grade</u> .