

PART 1.23 - R1-S2 ZONE, RESTRICTED SMALL LOT (TWO STOREY) DISTRICT

Uses	1	<p>The following uses are the only uses permitted in this zone:</p> <ul style="list-style-type: none"> (a) <u>single family dwelling</u>; (b) <u>accessory uses</u> to a <u>single family dwelling</u>; (c) <u>home occupation</u>; (a) <u>buildings</u> accessory to a permitted use; (b) a maximum of two <u>garage sales</u> in any calendar year.
Lot area	2	The minimum <u>site area</u> must be 260 m ² .
Height, Roof Deck	3	The minimum frontage of a <u>lot</u> on a <u>street</u> must be 10 m.
Height, Roof Deck	4	<ul style="list-style-type: none"> (a) The maximum <u>height</u> of a <u>single family dwelling</u> must not exceed 7.5 m nor two <u>storeys</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>. (b) <u>Roof Deck</u> – not permitted.
Floor Area	5	The maximum <u>total floor area</u> for the dwelling must be 190m ² .
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%.
Setback(s)	8	<p>Except as required by s. 14, the minimum <u>setbacks</u> of the main structure must be in compliance with the following:</p> <ul style="list-style-type: none"> (a) <u>front yard</u> of 6.0 m <ul style="list-style-type: none"> (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) side yard 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) side yard on a flanking street 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 single family dwelling and an accessory building.
- Height 12 The maximum height of any accessory building must not exceed 4.0 m.
- Accessory Building Setbacks 13 The minimum setbacks of detached accessory buildings must be in compliance with the following:
- (a) front yard of 1.8 m;
- (b) rear yard of 1.5 m when facing a lane;
- (c) side yard on a corner lot, no accessory building may be located closer to the flanking street than the minimum setback required for the principal building on the adjoining lot of such flanking street.
- Thurlow Street Setbacks 14 The minimum setbacks for any building on Thurlow Street must be:
- (a) front yard of 6.7 m;
- (b) rear yard of 14 m.
- Parking 15 Parking must comply with Schedule C.
- Outdoor Features 16 (a) The setbacks set out in sections 8 and 14 apply to outdoor features attached to the main building 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

Adopted May 8, 2003
 Amending Bylaw 12-023 in process
 Amending Bylaw 16-004 adopted January 28, 2016
 Amending Bylaw 19-001 adopted March 14, 2019