

**PART 1.55– R1-5 ZONE, COOK EXTENDED USE DWELLING DISTRICT**

Uses	<ol style="list-style-type: none"> <li>1. The only uses permitted in this zone are: <ol style="list-style-type: none"> <li>(a) all of the uses permitted in the R1-B Zone Single Family Dwelling District;</li> <li>(b) housing for those with the following special needs: <ol style="list-style-type: none"> <li>(i) single parents who are socially or economically disadvantaged,</li> <li>(ii) the aged, or</li> <li>(iii) the infirm.</li> </ol> </li> </ol> </li> <li>2. The use described in section 1(b) is subject to the following regulations:</li> </ol>
Lot Area	(a) the <u>area</u> of a <u>lot</u> must be at least 920m <sup>2</sup> ;
Site Coverage	(b) <u>site coverage</u> must not exceed 33.3%;
Floor Space Ratio	(c) the <u>floor space ratio</u> must not exceed 0.7 to 1;
Height	(d) a <u>building</u> must not exceed 3 <u>storeys</u> nor 10.7m in <u>height</u> ;
Dwelling Unit Area	(e) a <u>dwelling unit</u> must have an <u>area</u> of at least 33m <sup>2</sup> ;
Open Space	(f) <u>open site space</u> must be at least 45%;
Setbacks	<ol style="list-style-type: none"> <li>(g) the <u>setback</u> from Cook Street must be at least 10.5m'</li> <li>(h) the <u>setback</u> from a <u>rear lot line</u> must be at least 10.5m;</li> <li>(i) a <u>side yard</u> must have a width of at least the greater of the following amounts: <ol style="list-style-type: none"> <li>(i) 3m;;</li> <li>(ii) one-half of the <u>height</u> of the <u>building</u> abutting the side yard.</li> </ol> </li> </ol>
Parking	<ol style="list-style-type: none"> <li>(j) parking may be located in a <u>front yard</u>;</li> <li>(k) there must be at least 0.7 parking spaces for each <u>dwelling unit</u> on a <u>lot</u>.</li> </ol>
General Regulations	3. Except as provided in this Part, the regulations applicable in the R1-B Zone, Single Family Dwelling District apply in this zone.