

PART 1.61 – R1-8 ZONE, MONTREAL DAY CARE DISTRICT

1.61.1 Permitted Uses in this Zone

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

- a. All of the uses permitted in the R1-B Zone, Single Family Dwelling District.
- b. A day care that accommodates not more than 32 children

1.61.2 General

If the primary use of a Lot is a use permitted in the R1-B, Single Family Dwelling District,

- a. The regulations in the R1-B Zone, Single Family Dwelling District apply
- b. The regulations set out in Parts 1.61.3-1.61.6 do not apply

1.61.3 Floor Area, Lot Area and Lot Width

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|---|-------------------|
| a. Floor <u>area</u> , for the first and second <u>storeys</u> combined (maximum) | 300m ² |
| b. Floor <u>area</u> , of all floor levels combined (minimum) | 70m ² |
| c. <u>Lot area</u> (minimum) | 460m ² |
| d. <u>Lot</u> width (minimum average) | 15m |

1.61.4 Height, Roof Decks

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|---|---------------|
| a. Principal <u>building height</u> (maximum) | 8.0m |
| b. <u>Roof deck</u> | Not Permitted |

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1.61.5 Setbacks, Projections

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| a. <u>Front yard setback</u> (minimum) | 6.9m |
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- Except for the following maximum projections into the setback:
- | | |
|---|------|
| • Steps less than 1.7m in <u>height</u> | 2.5m |
| • porch | 1.6m |
- | | |
|--|-------|
| b. <u>Rear yard setback</u> (minimum) | 7.6m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 1.65m |
| d. <u>Side yard setback</u> on a flanking street for a <u>corner lot</u> (minimum) | 1.3m |
| e. Eave projections into <u>setback</u> (maximum) | 0.75m |

1.61.6 Vehicle Parking, Bicycle Parking and Site Coverage

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|-------------------------------------|--|
| a. Vehicle parking for a day care | No parking required |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule "C" |
| c. <u>Open site space</u> (minimum) | 40% |

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