

PART 1.6 - R1-G ZONE, GONZALES SINGLE FAMILY DWELLING DISTRICT

1.6.1 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 “; or
Roomers and/or Boarders up to a maximum of 4
- b. The uses created as a result of a house conversion, subject to the regulations in Schedule “G”
- c. Home occupation subject to the regulations in Schedule “D”
- d. Accessory buildings subject to the regulations in Schedule “F”
- e. Private garage
- f. Garage sales limited to no more than two in any year
- g. notwithstanding paragraphs a. through f., the only uses permitted on a panhandle lot created by way of subdivision after July 10, 2009, are the uses described in paragraphs a., c. (subject to the regulations in Schedule “D”), d., e., and f., which uses are subject to the regulations in Schedule “H”
- h. notwithstanding paragraphs a. through g., 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

1.6.2 Site Area, Lot Width

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|---------------------------------------|--|
| a. <u>Lot area</u> (minimum) | 460m ² |
| b. <u>Lot width</u> (minimum average) | 15m |
| c. <u>Panhandle lot</u> | Subject to the regulations in Schedule “H” |

1.6.3 Floor Area of the Principal Building

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|---|-------------------|
| a. <u>Floor space ratio</u> (maximum) | 0.5 to 1 |
| b. Floor <u>area</u> , for the first and second <u>storeys</u> combined (maximum) | 240m ² |
| c. Floor <u>area</u> , of all floor levels combined (maximum) | 300m ² |
| d. <u>Private garage</u> , of all floor levels combined (maximum) | 37m ² |

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1.6.4 Height, Storeys, Roof Decks

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| a. Residential <u>building</u> (maximum) | 7.6m in <u>height</u> and 2 <u>storeys</u> if the <u>single family dwelling</u> does not have a <u>basement</u> ; and 7.6m in <u>height</u> and 1½ <u>storeys</u> if the <u>single family dwelling</u> has a <u>basement</u> |
| b. <u>Roof deck</u> | Not permitted |

1.6.5 Setbacks, Projections

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| a. <u>Front yard setback</u> (minimum) except for the following maximum projections into the <u>setback</u> : | 7.5m |
| • <u>steps</u> less than 1.7m in <u>height</u> (maximum) | 2.5m |
| • <u>porch</u> (maximum) | 1.6m |
| b. <u>Rear yard setback</u> (minimum) | 9.1m or 30% of <u>lot depth</u> whichever is greater |
| c. <u>Rear yard setback</u> – waterfront <u>corner lot</u> (minimum) | 12m from the rear <u>boundary</u> of the <u>lot</u> |
| d. <u>Side yard setbacks</u> from interior <u>lot lines</u> (minimum) | 1.5m or 15% of the <u>lot width</u> whichever is greater |
| e. Combined <u>side yard setbacks</u> (minimum) | 5.4m |
| f. <u>Side yard setback</u> on a flanking <u>street</u> for a <u>corner lot</u> (minimum) | 3.5m or 15% of the <u>lot width</u> whichever is greater |
| g. Eave projections into <u>setbacks</u> (maximum) | 0.75m |
| h. Notwithstanding any other provisions applicable to this Zone, no <u>building</u> or portion of a <u>building</u> shall be placed or erected on a waterfront <u>lot</u> beyond 36.5m of the <u>front lot line</u> of that <u>lot</u> ; | |

Amended Feb 8, 2018
Bylaw 18-026

1.6.6 Site Coverage, Open Site Space, Parking

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|-------------------------------------|--|
| a. <u>Site coverage</u> (maximum) | 30% |
| b. <u>Open site space</u> (minimum) | 50% of the <u>area</u> of the <u>lot</u> and 50% of <u>front yard</u> |
| c. Parking | Subject to the regulations in Schedule “C”, except that for a <u>single family dwelling</u> , an off-street parking space may be located in the <u>front yard</u> in accordance with section 1.6.7 |

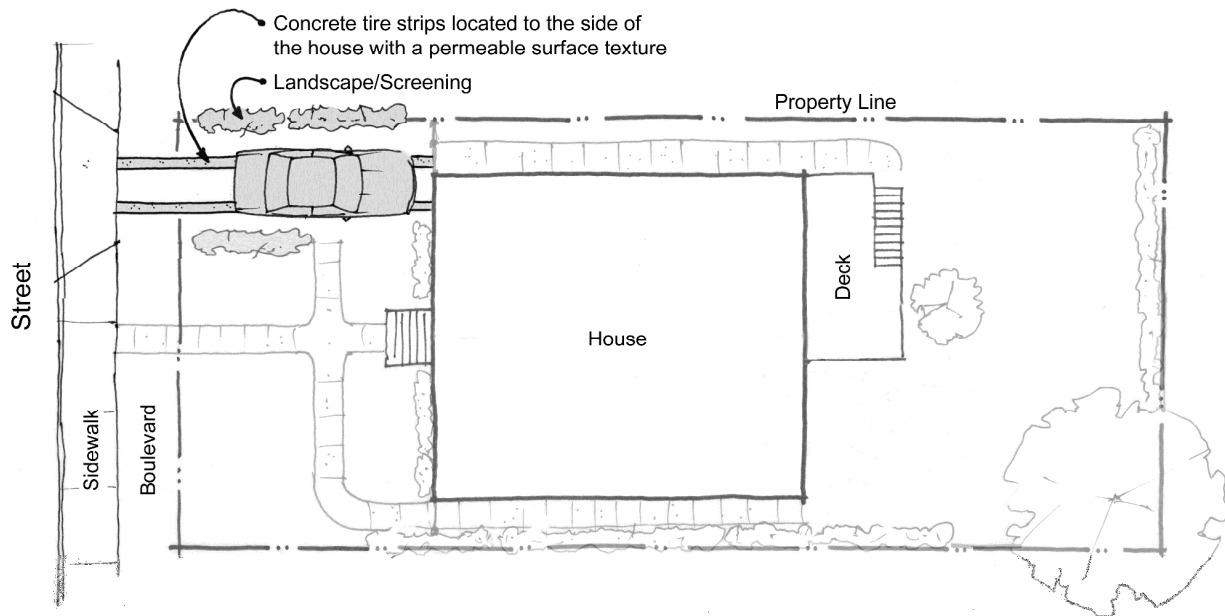
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1.6.7 Design Requirements for Single Family Front Yard Parking

Where front yard rather than side or rear yard parking is provided for single family dwelling, the following guidelines apply:

- a. The parking pad must be located to the side of the house or lot and not directly in front of the house entryway or the middle of the lot.
- b. There must be a permeable surface for the driveway / parking pad such as grass-crete or tire strips rather than the standard broom finished concrete or asphalt to soften the green appearance of the driveway and reduce surface runoff.
- c. There must be landscaping and screening to soften the visual impact, which by way of example only may consist of a low hedge or shrub bed located between the neighbouring property and the parking pad, or a vine or covered trellis that defines the boundary between the pad and the side yard access to the rear. The intent is to make the pad an integral part of the landscaping and not an afterthought poured on the front yard. The house itself may be shaped to provide partial screening of the parking pad (such as an "L" shape).

Illustration of Design for Single Family Front Yard Parking



1.6.8 Outdoor Features

- a. The setbacks set out in section 1.6.5 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 14-041 adopted July 10, 2014)
(Amended Bylaw 15-001 adopted March 26, 2015)
(Amended Bylaw 16-004 adopted January 28, 2016)
(Amended Bylaw 17-001 adopted April 13, 2017)
(Amended Bylaw 17-050 adopted June 8, 2017)
(Amended Bylaw 18-026 adopted February 8, 2018)

Words that are underlined see definitions in Schedule "A" of the Zoning Regulation Bylaw