

PART 1.96 - R1-G2 ZONE, GONZALES SMALL LOT DISTRICT

Purpose	1	<p>The purpose of this Part is</p> <p>(a) to maintain the single family residential character of the neighbourhood by encouraging the retention of existing single family housing, and integrating new with existing development;</p> <p>(b) to encourage diversity of design and a high quality of design, materials, and landscape development;</p>
Uses	2	<p>The following uses are the only uses permitted in this Zone:</p> <p>(a) <u>single family dwellings</u>;</p> <p>(b) <u>accessory uses</u> for <u>single family dwellings</u>;</p> <p>(c) <u>home occupations</u>;</p> <p>(d) up to two <u>garage sales</u> in a calendar year;</p> <p>(e) <u>accessory buildings</u>.</p>
Lot area	3	<p>A <u>lot</u> must have</p> <p>(a) an <u>area</u> of at least 300 m²;</p> <p>(b) a frontage of at least 10 m on each <u>street</u> that borders that <u>lot</u>.</p>
Height	4	<p>(1) For the purposes of this section, any <u>basement</u> that has a ceiling that exceeds 1.2 m from grade is deemed to be the first storey.</p> <p>(2) The <u>height</u> of a <u>single family dwelling</u> must not exceed</p> <p>(a) 7.5 m or 2 <u>storeys</u> if the <u>single family dwelling</u> does not have a <u>basement</u>;</p> <p>(b) 7.5 m or 1.5 <u>storeys</u> if the <u>single family dwelling</u> has a <u>basement</u>.</p> <p>(3) The <u>height</u> of an <u>accessory building</u> must not exceed 2.4 m.</p> <p>(4) The <u>height</u> of detached <u>garages</u> and <u>car shelters</u> must not exceed 3.5 m.</p>
Floor Area	5	<p><u>Total floor area</u> must not exceed</p> <p>(a) 160 m² for a <u>single family dwelling</u>;</p> <p>(b) 37 m² for an <u>accessory building</u>.</p>

Floor space ratio	6	<u>Floor space ratio</u> must not exceed 0.55 to 1.
Lot coverage	7	<p>(1) <u>Site coverage</u> must not exceed 30%.</p> <p>(2) <u>Accessory buildings</u> must not occupy more than 25% of a <u>rear yard</u>.</p>
Siting	8	<p>An <u>accessory building</u> must be located</p> <p>(a) in a <u>rear yard</u>; and</p> <p>(b) at least 2.4 m from a <u>single family dwelling</u> on the same <u>lot</u>.</p>
Setbacks	9	<p>(1) The <u>setback</u> must be at least</p> <p>(a) 6 m from a <u>front lot line</u>;</p> <p>(b) 9.1 m from a <u>rear lot line</u>;</p> <p>(c) <u>side yard</u> interior of 1.5 m or 2.4 m from any portion of a dwelling used for habitable space and which has a window;</p> <p>(d) side yard on a flanking street of 2.4 m.</p> <p>(2) The only parts of a <u>building</u> that may be located in a <u>front yard</u> are the entrance porch and steps, of the principal <u>building</u> on that <u>lot</u>,</p> <p>(a) that project no more than 2.5 m from the main front wall of that principal <u>building</u>;</p> <p>(b) that are not higher than 1.7 m from grade;</p> <p>(c) the roof of which does not project more than 1.6 m from the main front wall of that principal <u>building</u>; and</p> <p>(d) the roof of which does not have vertical supports located in front of the main front wall of that principal <u>building</u>.</p> <p>(3) The <u>setback</u> for an <u>accessory building</u> must be at least</p> <p>(a) 18 m from a <u>front lot line</u>;</p> <p>(b) 1.5 m from a <u>rear lot line</u> that borders a lane;</p> <p>(c) on a <u>corner lot</u>, a distance, from a <u>street</u> that flanks that <u>lot</u>, that is at least equal to the minimum <u>setback</u> required for the principal <u>building</u> on the adjoining <u>lot</u> on that flanking <u>street</u>; and</p> <p>(d) 0.6 m from a <u>lot line</u> to which paragraphs (a) to (c) do not apply.</p>
Landscaping	10	<p>On a <u>lot</u> that contains a <u>single family dwelling</u></p> <p>(a) at least 50% of that <u>lot</u> must be landscaped;</p> <p>(b) at least 50% of the <u>front yard</u> must be landscaped.</p>

Outdoor
Features

- 11 (a) The setbacks set out in sections 9(1) and 9(2) apply to outdoor features attached to the main building as though those outdoor features are buildings
- (b) Outdoor features may not exceed a height of 3.5m from natural grade or finished grade, whichever is lower