

PART 1.161 – R1-52 ZONE, ROCKLAND AVENUE PANHANDLE DISTRICT

1.161.1 Permitted Uses in this Zone

- a. Single family dwelling with no more than one of the following accessory uses:
Secondary suite; or
Roomers and/or Boarders up to a maximum of 4
- b. Home occupation subject to the regulations in Schedule “D”
- c. Accessory buildings subject to the accessory building regulations in Schedule “H”

1.161.2 Number of Buildings

Notwithstanding section 19 of the General Regulations, a maximum of two buildings other than accessory buildings are permitted on one lot subject to the regulations in this zone

1.161.3 Lot Area, Lot Width

- a. Lot area (minimum) 850.00m²
- b. Site area per single family dwelling (minimum) 575.00m²
- c. Lot width (minimum) 24.00m average lot width

1.161.4 Floor Area

- a. Combined floor area per single family dwelling (maximum) 301.00m²

1.161.5 Height, Storeys

- a. Building height (maximum) 5.00m
- b. Storeys (maximum) 1.00

1.161.6 Setbacks, Projections

- Building setback for walls with windows to habitable rooms (minimum) 7.50m
- a. Building setback (minimum) 4.00m
 - b. Eave projections into setback (maximum) 0.75m

1.161.7 Site Coverage

- a. Site coverage (maximum) 25%

