

PART 1.2 - R1-B ZONE, SINGLE FAMILY DWELLING DISTRICT

1.2.1 Permitted Uses in this Zone

- a. Single family dwelling with no more than one of the following accessory uses:
Secondary suite subject to the regulations in Schedule "J"; 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. Public building
- g. Garage sales limited to no more than 2 in any year
- h. Commercial exhibits existing prior to January 1, 2011
- i. notwithstanding paragraphs a. through h., 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 g., which uses are subject to the regulations in Schedule "H"
- j. notwithstanding paragraphs a. through i., 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

1.2.2 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" |

1.2.3 Floor Area of the Principal Building

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|---|-------------------|
| a. Floor <u>area</u> , of all floor levels combined (minimum) | 70m ² |
| b. Floor <u>area</u> , for the first and second <u>storeys</u> combined (maximum) | 280m ² |
| c. Floor <u>area</u> , of all floor levels combined for <u>lots</u> less than 669m ² in <u>area</u> (maximum) | 300m ² |
| d. Floor <u>area</u> , of all floor levels combined for <u>lots</u> greater than 669m ² in <u>area</u> (maximum) | 420m ² |
| e. <u>Private garage</u> : floor <u>area</u> of all floor levels combined (maximum) | 37m ² |
| f. <u>Public buildings</u> | Not applicable |

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

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1.2.4 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> |
| b. <u>Public building</u> (maximum) | 11m in <u>height</u> and 2 ¹ / ₂ <u>storeys</u> |
| c. <u>Roof deck</u> | Not Permitted |

1.2.5 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 |
| • steps less than 1.7m in <u>height</u> | 2.5m |
| • <u>porch</u> | 1.6m |
| b. <u>Rear yard setback</u> (minimum) | 7.5m or 25% of <u>lot depth</u> whichever is greater |
| c. <u>Side yard setbacks</u> from interior <u>lot lines</u>
(minimum) | 1.5m or 10% of the <u>lot width</u> whichever is greater

3.0m for one <u>side yard</u> when the <u>lot</u> is not
serviced by a rear lane |
| d. Combined <u>side yard setbacks</u>
(minimum) | 4.5m |
| e. <u>Side yard setback</u> on a flanking <u>street</u>
for a <u>corner lot</u> (minimum) | 3.5m or 10% of the <u>lot width</u> whichever is greater |
| f. Eave projections into <u>setback</u>
(maximum) | 0.75m |

1.2.6 Site Coverage, Parking

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|-----------------------------------|--|
| a. <u>Site coverage</u> (maximum) | 40% |
| b. Parking | Subject to the regulations in Schedule "C" |

1.2.7 Outdoor Features

- The setbacks set out in section 1.2.5 apply to outdoor features as though they are buildings
- Outdoor features may not exceed a height of 3.5m from natural grade or finished grade, whichever is lower

(Amended Bylaw 16-004 adopted January 28, 2016)
(Amended Bylaw 15-001 adopted March 26, 2015)
(Amended Bylaw 14-041 adopted July 10, 2014)