

Section 3.4.111

RESIDENTIAL 1**R1**

Purpose: To provide a low density zone that will accommodate a diversity of housing types intended to fit into a predominantly suburban context, which includes single-detached dwelling, duplex, houseplex and ancillary dwelling units.

Permitted Uses

- a) Single Detached Dwelling
- b) Duplex
- c) Houseplex

Accessory Uses

- d) Ancillary Dwelling Unit
- e) Home Occupation
- f) Bed and Breakfast

Maximum Number and Size of Buildings and Structures

Accessory buildings	- combined floor area of 75m ²
Maximum number of dwelling units per parcel	4
Maximum number of strata lots	2
Height	
- Single Detached Dwelling or Duplex	9.0m
- Flat roof	8.0m
- Houseplex	11.0m
- Flat roof	10.0m
- Ancillary Dwelling Unit	6.5m
- Accessory Building	4.5m
Parcel coverage	55%

Minimum Setback Requirements

Front lot line	
- Ancillary Dwelling Unit	
- Less than 8.0m in width and under 6.5m in height	2.0m
- More than 8.0m in width or 6.5m in height	6.0m
- Houseplex	
- Less than 8.0m in width and under 6.5m in height	2.0m
- More than 8.0m in width and 6.5m in height	4.0m
- Front facing garage	6.0m
- Duplex or Single Detached Dwelling	6.0m
Rear lot line	
- Portion of an Ancillary Dwelling Unit not more than 8.0m in width and 6.5m in height	2.0m
- Portion of a Houseplex not more than 8.0m in width and 6.5m in height	2.0m
- Houseplex	6.0m
- Rear-facing garage	2.0m
- Duplex or Single Detached Dwelling	6.0m
- Accessory Building (floor area no more than 10m ² and no more than 3m in height)	0m

Exterior side lot line (6.0m sight triangle to be maintained)

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|--------------------------------------|------|
| - Single Detached Dwelling or Duplex | 4.5m |
| - Ancillary Dwelling Unit | 2.0m |
| - Accessory Building | 4.0m |

Interior side lot line	1.5m
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| - Accessory buildings (Floor area no more than 10m ² and no more than 3 m in height) | 0.0m |
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Provided that the aggregate total of the minimum distances from each interior side lot line to the principal building shall not be less than 4.5m.

Except:

- a) where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3 of General Regulations shall apply
- b) that any roof overhang, eave, cornice or gutter may project up to a maximum of 1.0m into any required setback area.