

Section 3.4.122

RESIDENTIAL 19**R19****Permitted Uses and Minimum Site Area****Permitted Use****Required Site Area**

a) Home Occupation Use	n/a
b) Residential Use - per dwelling unit	250m ²

Density Bonus for Amenity

For density bonuses, please refer to Section 3.3 (Table 17A): Density Bonuses.

Maximum Number and Size of Buildings and Structures

Accessory buildings	- combined floor area of 10m ² per dwelling unit
Height	
- Interior heated space	7.3m
- Ridge of gable, hip or gambrel sloped roof	9.0m
- Mansard roof	
- deck line	8.0m
- top of roof	9.0m
- Flat roof	8.0m
Parcel Coverage	50%

Minimum Setback Requirements

Front lot line	3.0m
Rear lot line	2.0m
Exterior side lot line	3.5m
Interior side lot line	1.5m
Interior side lot line adjacent to a lane	2.0m

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.
- c) that any roof overhang, eave, cornice or gutter may project up to a maximum of 0.6m into any required setback area.