

Section 6.4.85

(580.66,580.71)

**Small Lot Residential 1**

**SLR1**

**Permitted Uses and Minimum Site Area**

Permitted Use	Required Site Area
a) Home Occupation Use	n/a
b) Residential Use	
- single family dwelling	n/a
- secondary suite	n/a
- carriage house	n/a

**Maximum Number and Size of Buildings and Structures**

Accessory buildings, excluding garages and carriage houses	- combined floor area of 10 m <sup>2</sup>
Single family dwellings	1
Combined total of all dwelling units per parcel	2
Height	
- Principal building	
- Interior heated space	7.3 m
- Ridge of gable, hip or gambrel sloped roof	9.0 m
- Mansard roof	
- Deck line	8.0 m
- Top of roof	9.0 m
- Flat roof	8.0 m
- Accessory building	4.5 m
Floor Area Ratio	.55 %
Parcel coverage	45 %

**Minimum Setback Requirements**

Front lot line	
-Principal building	
- Building face	4.0 m
-Front-facing garage	6.0 m
Rear Lot Line	3.0 m
Exterior side lot line	1.5 m
Interior side lot line	1.5 m

**Except:**

- b. where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3 of this Part shall apply.
- c. That any roof overhang, eave, cornice or gutter may project to a maximum of 0.6 m into any required setback area.