



### **(30) Small Lot Single Family Residential: R-1S**

#### **Permitted Uses**

Residential Single Family  
Home Occupation  
Secondary Suite *[Bylaw 1534]*

#### **Siting of Buildings and Structures**

Front Yard	minimum of	7.5 m
Rear Yard	minimum of	7.5 m
Accessory Rear Yard	minimum of	1.0 m for accessory buildings of less than 10.0 m <sup>2</sup> floor area and 3.0 m height <i>[Bylaw 1586]</i>
Side Yard Interior	minimum of	1.5 m, one side
Side Yard Interior	minimum of	4.5 m, total two sides
Side Yard Exterior	minimum of	4.5 m
Accessory Separation	minimum of	3.0 m from principal building

#### **Floor Area Permitted**

Gross Area	minimum	90 m <sup>2</sup>
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#### **Size of Buildings and Structures**

Building Height	maximum of	7.0 m
Accessory Height	maximum of	3.5 m

#### **Lot Coverage and Area**

Lot Coverage	maximum of	30 %
Accessory Lot Coverage	maximum of	8.0%
Lot Area	minimum of	480 m <sup>2</sup>
Lot Frontage	minimum of	14.75 m
Floor Area Ratio	maximum of	0.4

**(30) Small Lot Single Family Residential: R-1S**

**Permitted Uses**

Residential Single Family  
Home Occupation  
Secondary Suite [Bylaw 1534]

**Siting of Buildings and Structures**

Front Yard	minimum of 7.5 m	} 24.6 ft.
Rear Yard	minimum of 7.5 m	
Accessory Rear Yard	minimum of 1.0 m for accessory buildings of less than 10.0 m <sup>2</sup> floor area and 3.0 m height [Bylaw 1586]	
Side Yard Interior	minimum of 1.5 m, one side	4.9' ft.
Side Yard Interior	minimum of 4.5 m, total two sides	= 14.8 ft.
Side Yard Exterior	minimum of 4.5 m	= 14.8 ft.
Accessory Separation	minimum of 3.0 m from principal building	

**Floor Area Permitted**

Gross Area	<u>minimum</u>	90 m <sup>2</sup> = 968 sq. ft.
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**Size of Buildings and Structures**

Building Height	(to mid point of sloped roof)	maximum of 7.0 m = 23'
Accessory Height		maximum of 3.5 m

**Lot Coverage and Area**

Lot Coverage	this includes the footprint of all buildings	maximum of 30% = 1550 sq. ft.
Accessory Lot Coverage		maximum of 8.0%
Lot Area		minimum of 480 m <sup>2</sup> = 5166 sq. ft.
Lot Frontage		minimum of 14.75 m = 48.4 ft.
* Floor Area Ratio	this includes garage & other out buildings	maximum of 0.4 = 2080 sq. ft.