

SECTION 7.2 : Standards for the Urban Residential 'R1' Zone

TABLE SIX

**STANDARDS FOR THE
URBAN RESIDENTIAL ONE 'R1' ZONE**

<i>Minimum Lot Frontage:</i>	
⇒ for an <i>interior lot</i>	16.7 m.
⇒ for a <i>corner lot</i>	19.5 m.
<i>Minimum Lot Area:</i>	500 sq. m.
<i>Maximum Lot Coverage</i>	40 percent
<i>Minimum Landscaped Open Space</i>	40 percent
<i>Minimum Front Yard</i>	4.5 m. (2) (3)
<i>Minimum Exterior Side Yard</i>	4.0 m. (2) (3)
<i>Minimum Interior Side Yard</i>	1.2 m. (1) (3)
<i>Minimum Rear Yard</i>	7.5 m. (3)
<i>Maximum Height:</i>	
⇒ <i>main building</i>	11.0 m.
⇒ <i>accessory building</i>	4.5 m.
<i>Maximum Garage Width</i>	50% of main building width
<i>Maximum Driveway Width</i>	50% of main building width

TABLE SIX – EXPLANATION OF SPECIAL PROVISIONS (#)

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| (1) The minimum required <i>interior side yard</i> is 3.5 metres if the <i>side yard</i> contains a <i>driveway</i> accessing a <i>private garage</i> located in the <i>rear yard</i> of the <i>lot</i> that is accessed by a <i>driveway</i> crossing the <i>front lot line</i> . |
| (2) The wall of a <i>private garage</i> that contains the opening for vehicular access shall be set back a minimum of 6.0 metres from the <i>lot line</i> the <i>driveway</i> crosses to access the <i>private garage</i> . |
| (3) No part of a <i>main building</i> shall be constructed within 10.0 metres of an Environmental Protection (EP) Zone boundary, or a <i>top-of-bank</i> as defined in Section 2 of this By-law.
No part of an <i>accessory building or structure</i> shall be constructed within 7.5 metres of an Environmental Protection (EP) Zone boundary, or a <i>top-of-bank</i> as defined in Section 2 of this By-law. |