

11. RS-1 – Urban Residential

The purpose is to provide a **zone** for **residential dwellings** and compatible secondary uses, on serviced urban **lots**.

11.1 Principal Uses

The following **principal uses** and no others are permitted in the RS-1 **Zone**:

- (a) **single detached dwelling.**
- (b) **duplex**
- (c) **triplex**
- (d) **fourplex**
- (e) **townhouse**
- (f) **group home dwelling**

11.2 Accessory Uses

The following uses and no others are permitted as **accessory uses** in the RS-1 **Zone**:

- (a) **accessory buildings or structures.**
- (b) **carriage house dwelling.**
- (c) **community care facility.**
- (d) **major home based business.**
- (e) **minor home based business.**
- (f) **secondary dwelling.**
- (g) **secondary suite dwelling.**
- (h) **urban agriculture.**

11.3 Regulations

Regulations Table for RS-1 **Zone**:

11.3.1 Maximum density on lots with no community sewer OR on lots > 4050m ²	Single-detached dwelling and secondary suite.
11.3.2 Maximum density	3 dwelling units per lot on lots < 280m ² 4 dwelling units per lot on lots > 280m ² to

	4050m ²
11.3.3 Minimum lot size	460 m ² (4,951.4 ft ²)
11.3.4 Minimum lot frontage	12 m (39.3 ft)
11.3.5 Maximum lot coverage	50%
11.3.6 Maximum height	11m (36 ft) or 3 storeys for principal building 4.5 m (15 ft) for accessory building
11.3.7 Minimum setback of principal building from:	
(a) front lot line	5 m (16.4 ft)
(b) interior side lot line	1.5 m (5 ft)
(c) exterior side lot line	3.0 m (10 ft)
(d) rear lot line	3.0 m (10 ft)
11.3.8 Maximum gross floor area of accessory building on lots:	
(a) Less than 1618 m ² (0.4 ac)	70 m ² (754 ft ²)
(b) Equal or greater than 1618 m ² (0.4 ac)	120 m ² (1291 ft ²)

11.4 Other Regulations

11.4.1 Notwithstanding Sections 11.1 above, on only Lot 162 Plan 22680 DL 1227, the use of **group day care** is permitted as a **principal** use.

11.4.2 Lots are permitted up to 4 **principal buildings** in this subject to 11.4.3.

11.4.3 Lots shown on Schedule C to this bylaw are limited to one **Principal Building** in this zone.