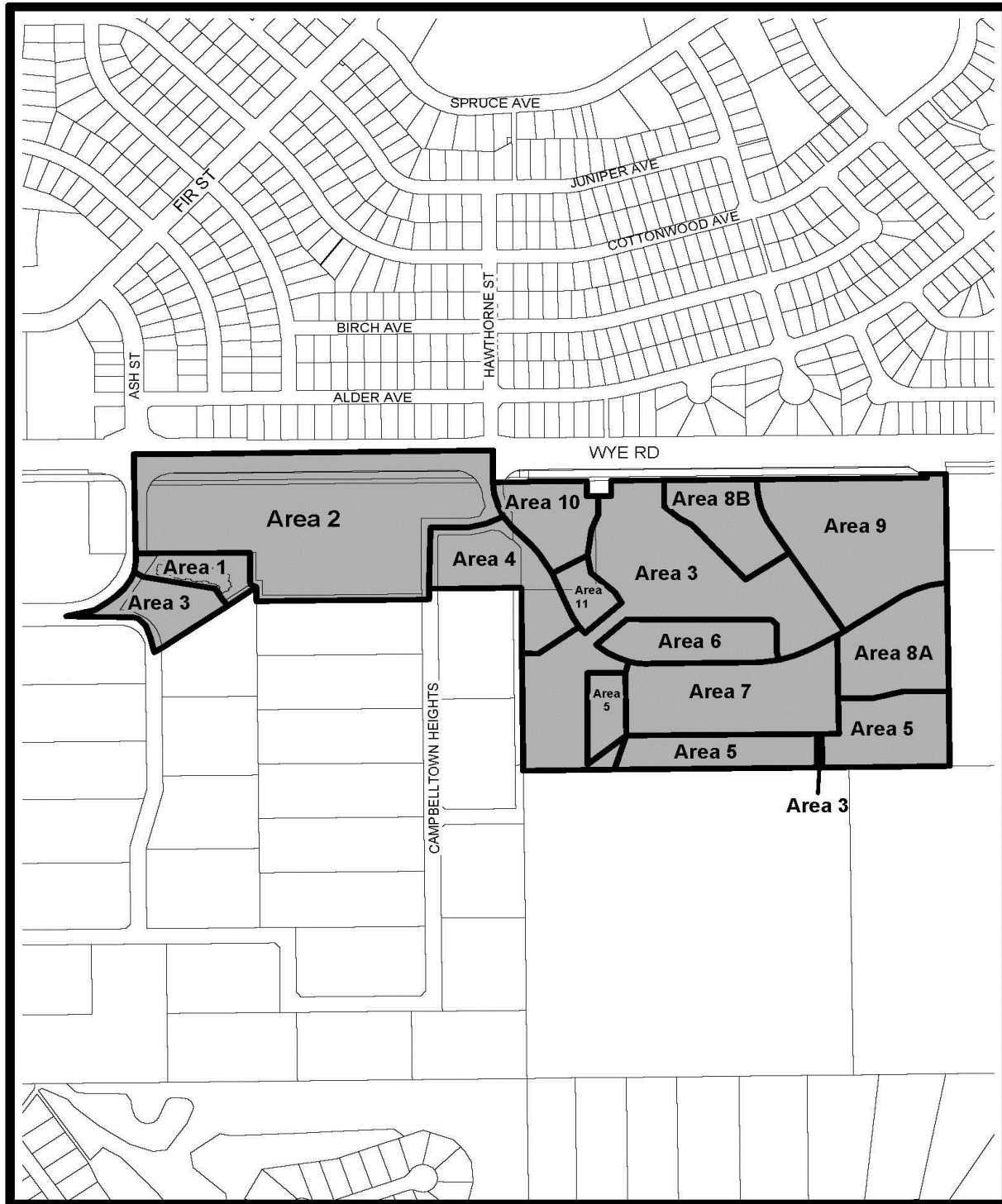


# SALISBURY VILLAGE



**6.6. Area 5 – Low Density Residential**

## 6.6.1. Purpose

The purpose of this district is to provide for single detached dwellings or semi-detached dwellings on individual lots. The district also provides for a limited range of complementary uses that are compatible with residential uses in an urban setting.

## 6.6.2. Uses

Dwelling, family care\*  
 Dwelling, single  
 Semi-detached housing  
 Group home, minor  
 Home business, minor\*  
 Home business, major\*  
 Residential sales centre\*

## 6.6.3. Subdivision Regulations

- a. Dwelling, Single minimum lot width is 10.6 m, except it is 13.0 m for a corner lot.
- b. Dwelling, Semi-Detached minimum lot width is 7.6 m for each internal dwelling and 11.6 m for each corner dwelling.
- c. Lot width is measured at 9.0 m from the front property line.
- d. The minimum lot depth is 32.0 m
- e. Within this area, a minimum of 25% of the Dwelling, Single lots must be in a range of 12.2 m to 13.6 m lot widths.

## 6.6.4. Development Regulations

- a. Setbacks
  - i. The building setbacks are illustrated on Attachment "B" - Area 5 Site Plan.
  - ii. The minimum front yard is 5.5 m.
  - iii. The minimum side yard is 1.2 m, except it is 3.0 m from a flanking public road other than a lane. Where there is not direct vehicular access to the rear yard or to an attached garage, one side yard shall be at least 3.0 m.
  - iv. Where a common wall of semi-detached housing is located on a mutual side lot line, the side yard is 0.0 m.
  - v. If the doors of a garage face a road, they shall be setback at least 6.0 m from the lot line.
  - vi. The minimum rear yard is 7.5 m.
- b. Building Height
  - i. The maximum building height is 10.0 m.
- c. Site Coverage
  - i. The maximum site coverage is 42.5%.
- d. Density
  - i. The maximum density is 25 units per net residential hectare.
- e. Accessory Structures
  - i. Accessory structures shall conform to the architectural design and finish of the principal building.

- f. Other Regulations
- i. There shall be a minimum of 1.83 m frontage of the first storey of a dwelling, other than a garage, exposed to the street.
  - ii. A driveway for a front attached garage should not be more than the width of the garage's façade.
  - iii. Architectural quality shall be increased by creating greater variation in design between individual units, and by consistently applying the chosen architectural theme to the units.
  - ~~iv. Garage and driveway impacts of Single Dwellings on the pedestrian streetscape shall be minimized by use of one or more of the following design solutions:
    - ~~A. A front attached garage entrance oriented 90 degrees to the street;~~
    - ~~B. A front attached garage not projecting more than 1m from the dwelling's front wall; and/or~~
    - ~~C. A front attached garage should be topped with a habitable second storey.~~~~
  - iv. The impacts of a single dwelling front attached garage on the pedestrian streetscape shall be minimized by utilizing one of the following design solutions:
    - A. A front attached garage shall not project more than 1.0 m from the front façade of the dwelling;
    - B. A habitable second storey shall cover the entirety of the width and a minimum of 75% of the total length of the portion of the front attached garage that extends beyond the front façade of the dwelling;
    - C. Despite Section 6.6.4.f.i, there shall be a minimum of 2.44 m frontage of the first storey of a dwelling, other than a garage, exposed to the street. The entirety of the frontage shall include a covered front veranda; or
    - D. An alternate solution to the satisfaction of the Development Officer.
  - v. Contemporary architectural design is required in Phase 2.

