

### 7.3 R1C – SINGLE DETACHED RESIDENTIAL C

7.3.1. Purpose

To provide for single dwellings on residential lots with a minimum width of 10.4 m.

7.3.2. Permitted Uses and Discretionary Uses

Permitted Uses	Discretionary Uses
Dwelling, single	Group home, major
Group home, minor	Home business, intermediate*
Home business, minor*	Residential sales centre*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (\*)

7.3.3. Fundamental Use Criteria

- a) For any of the listed uses, those which are accessory to a single dwelling shall provide all required parking on-site.

7.3.4. Subdivision Regulations

- a) The minimum lot width shall be 10.4 m, or 13.0 m for a corner lot.
- b) The minimum lot area shall be 350 m<sup>2</sup>.

7.3.5. Development Regulations – Principal Dwelling

- a) The maximum height shall be 9.1 m.
- b) Despite Section 7.3.5 a) for a lot within the Urban Service Area where an Area Structure Plan or Area Structure Plan amendment was approved after January 1, 2014, the maximum height shall be 10.5 m.
- c) Where the vehicle door of an attached garage faces a lane or road, the minimum setback from a lot line shall be 6.0 m.
- d) The minimum setback from the front lot line shall be 6.0 m or 4.5 m where access is gained from a lane.
- e) Despite Section 7.3.5 d) for a lot within the Urban Service Area where an Area Structure Plan or Area Structure Plan amendment was approved after January 1, 2014, the minimum setback from the front lot line shall be 5.5 m or 4.5 m where access is gained from a lane.
- f) For a side lot line:
  - i) The minimum setback from a side lot line shall be 1.2 m.
  - ii) The minimum setback from a side lot line that abuts a flanking road shall be 3.0 m.
  - iii) The minimum setback from a side lot line that abuts a multiple residential, commercial, or industrial Zoning District shall be 3.0 m.
  - iv) The minimum setback from one side lot line shall be 3.0 m where there is not direct vehicular access to the rear yard or to an attached garage.
- g) In addition to 7.3.5 d), a lot registered prior to July 3, 2001 may have a setback from a side lot line of 0.0 m where:
  - i) The side lot line is not adjacent to a road;
  - ii) The dwelling has no windows or doors facing that side lot line; and
  - iii) A 2.4 m access and maintenance easement is registered against the adjacent lot.

- h) The minimum setback from the rear lot line shall be 7.5 m, or 5.5 m for a corner lot.
- i) There shall be a minimum of 1.8 m of the first storey of the dwelling, other than a garage, exposed to the road.
- j) The maximum width of an attached garage shall be 7.32m.
- k) Despite 7.3.5 j), the maximum width of an attached garage located within Phase 2 of the Salisbury Village Area Structure Plan shall be 7.92m.
- l) To minimize driveway conflict and to promote exposure of the front façade of the dwelling to the road, the vehicle door(s) of an attached garage should be sited parallel to the front lot line.

7.3.6. **Development Regulations – Accessory Buildings and Accessory Structures**

- a) The maximum height shall be 4.5 m.
- b) Where the vehicle door of an garage faces a lane or road, the minimum setback from the lot line shall be 6.0 m.
- c) The minimum setback from the front lot line shall be 18.0 m.
- d) The minimum setback from a side lot line shall be 1.0 m, or 3.0 m from a lot line that abuts a flanking road.
- e) The minimum setback from the rear lot line shall be 1.0 m.
- f) The maximum combined ground floor area for all accessory buildings shall be 52 m<sup>2</sup>.

7.3.7. **Development Regulations – Site Coverage**

- a) The maximum site coverage for all buildings shall be 42.5%.

7.3.8. **Other Regulations**

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

