STRATHCONA COUNTY LAND USE BYLAW 6-2015

PART 7: URBAN SERVICE AREA ZONING DISTRICTS

7.1 R1A – SINGLE DETACHED RESIDENTIAL A

7.1.1. **Purpose**

To provide for single dwellings on residential lots with a minimum width of 15.0 m.

7.1.2. Permitted Uses and Discretionary Uses

Permitted Uses

Dwelling, single Group home, minor Home business, minor* Secondary suite*

Discretionary Uses

Bed and breakfast, up to two (2) sleeping units*
Group home, major
Home business, intermediate*
Residential sales centre*

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

7.1.3. Fundamental Use Criteria

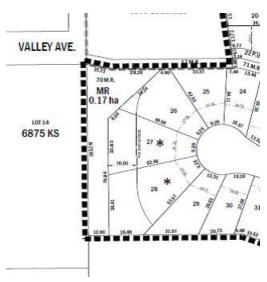
a) For any of the listed uses, those which are accessory to a single dwelling shall provide all required parking on-site.

7.1.4. Subdivision Regulations

- a) The minimum lot width shall be 15.0 m, or 16.5 m for a corner lot.
- b) The minimum lot area shall be 500 m².

7.1.5. **Development Regulations – Principal Dwelling**

- a) The maximum height shall be 10.0 m, or 11.0 m where there is a front drive basement garage.
- a.1) Despite 7.1.5.a), a principal dwelling on a lot identified with an asterisk (*) in the diagram below, which is located within Phase 2 of the Salisbury Village Area Structure Plan, shall be a single-storey bungalow with a maximum height of 7.0 m.



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b) 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.

- c) The minimum setback from the front lot line shall be 6.0 m.
- d) For a side lot line:
 - i) The minimum setback from a side lot line shall be 1.5 m.
 - ii) The minimum setback from a side lot line that abuts a flanking road shall be 4.0 m.
 - iii) The minimum setback from a side lot line that abuts a multiple residential, commercial, or industrial Zoning District shall be 4.0 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.
- e) The minimum setback from the rear lot line shall be 7.5 m, or 5.5 m for a corner lot.
- e.1) Despite 7.1.5.e), the minimum setback from the rear lot line shall be 16.0 m for a principal dwelling on a lot identified with an asterisk (*) in the diagram in 7.1.5.a.1), which is located within Phase 2 of the Salisbury Village Area Structure Plan.
- f) There shall be a minimum of 3.0 m of the first storey of a dwelling, other than an attached garage, exposed to the road.

7.1.6. Development Regulations – Accessory Buildings and Accessory Structures

- a) The maximum height shall be 4.5 m.
- b) Where the vehicle door of a garage faces a lane or road, the minimum setback from a 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 4.0 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 ground floor area for one accessory building shall be 68 m².
- g) The maximum combined ground floor area for all accessory buildings shall be 94 m².

7.1.7. **Development Regulations – Site Coverage**

a) The maximum site coverage for all buildings shall be 40%.

7.1.8. 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.