## **RS1**

# 340 – Urban Estate Residential Zone (RS1) (B/L 3249-2022)

**Intent:** To accommodate single detached Dwellings on large urban Lots

#### 340.1 Permitted Uses

Permitted Uses Table for RS1 Zone		
Principal Uses		
.1	Residential Care	
.2	Single Detached Dwelling	
.3	Supported Housing (B/L 3249-2022)	
.4	Boarding House (B/L 3249-2022)	
Accessory Uses		
.5	Bed and Breakfast	
.6	Boarding	
.7	Home Occupation Use – Level 2	
.8	Secondary Suite	

#### 340.2 Site Specific Permitted Uses

n/a

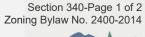
### 340.3 Development Regulations

Development Regulations Table for RS1 Zone			
Column I	Column II		
.1 Density (maximum)	a. Floor Space Ratio – 0.50		
.2 Minimum Setbacks	a. Principal Building – 6.0 m		
(Front Lot Line)	b. Accessory Building or Structure – 6.0 m		
.3 Minimum Setbacks	a. Principal Building – 7.5 m		
(Rear Lot Line)	b. Accessory Building or Structure – 1.0 m		
.4 Minimum Setbacks	a. Principal Building – 1.8 m		
(Interior Side Lot Line)	b. Accessory Building or Structure – 1.0 m		
.5 Minimum Setbacks (Exterior Side Lot Line)	<ul><li>a. Principal Building – 4.5 m</li><li>b. Accessory Building or Structure – 4.5 m</li></ul>		
.6 Minimum Setbacks between buildings	a. Between Principal Building and     Accessory Building or Structure – 1.5 m		
.7 Height (maximum)	<ul> <li>a. Principal Building – 9.5 m or three</li> <li>Storeys, whichever is less</li> <li>b. Accessory Building or Structure – 4.5 m</li> </ul>		
.8 Lot Coverage (maximum)	a. 33%		

### 340.4 Subdivision Regulations

Subdivision Regulations Table for RS1 Zone			
Column I	Column II		
.1 Lot Size (minimum)	a. 1,620 m <sup>2</sup>		
.2 Lot Width (minimum)	a. 30.0 m		
.3 Lot Depth (minimum)	n/a		

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## **RS1**

#### 340.5 Landscaping and Off-Street

Refer to sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

#### 340.6 Conditions of Use

.1 [Repealed; (B/L 3249-2022)]

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