

SCHEDULE "A" COMOX ZONING BYLAW 1850

RESIDENTIAL ZONES

101. R1.1 SINGLE-FAMILY

101.1 Permitted Uses:

In the R1.1 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Bed and Breakfast accommodations
- (3) Coach houses
- (4) Home occupations
- (5) Secondary suites
- (6) Single-family dwellings
- (7) Urban Hen Keeping (Add #1987 Nov 17/21)
- (8) Urban Produce Production (Add #1987 Nov 17/21)
- (9) Urban Produce Stand (Add #1987 Nov 17/21)

101.2 Conditions of Use:

- (1) Bed and Breakfast accommodations shall not be permitted on a parcel on which a secondary suite or a coach house exists; (Add #1866 Oct 18/17)
- (2) Coach Houses shall:
 - (a) not be permitted on a parcel on which a secondary suite exists;
 - (b) not be permitted on a parcel where the parcel area is less than 500 m²;
 - (c) not be permitted on a parcel where the rear yard is less than 15.0 metres in width;
 - (d) have a parcel coverage not exceeding 10%;
 - (e) be located in a rear yard;
 - (f) in combination with the gross floor area of accessory buildings, not exceed:
 - i. 50 m² in gross floor area, where the parcel area is less than 650 m²;
 - ii. 60 m² in gross floor area, where the parcel area is equal to or greater than 650 m² and less than 1,000 m²; and
 - iii. 70 m² in gross floor area, where the parcel area is equal to or greater than 1,000 m².
 - (g) for the purpose of sub-section (f) only, gross floor area shall:
 - i. include garages and carports, excluding carports attached to a coach house to a maximum of 20 m² and garages and carports forming part of a single-family dwelling; carport gross floor area shall be calculated as the roofed floor area;
 - ii. exclude one accessory building less than 10 m²; and
 - iii. exclude one room less than 40 m² in gross floor area, completely contained within the principal building and used by residents of a coach house for storage, vehicle parking or workshop purposes;

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WITHOUT REFERENCE TO THE ENTIRE BYLAW**

- (h) not exceed 10.0 m² roofed patio and deck floor area, where the roofed floor area is measured from the exterior of supporting walls or columns to the eave or gutter whichever is greater;
- (i) not exceed in height:
 - i. 4.5 metres, where the coach house gross floor area is less than 50 m²; and
 - ii. 5.5 metres, where the coach house gross floor area is equal to or greater than 50 m²;
- (j) not be located closer than 4.0 metres to a principal building;
- (k) be excluded from required rear setback, provided that no coach house is located closer than 2.0 metres to a rear lot line; and
- (l) conform to Section 5.20 Special Needs Housing Standards – Adaptable Housing.
(Add #1901 March 6/19) (Add #1871 March 6/19) (Add #1864 Sep 6/17)
(Add #1861 Sep 20/17) (Rep #1861 Sep 20/17) (Rep #1909 Apr 17/19)

101.3 Density:
n/a

101.4 Parcel Area:
Parcel area shall not be less than 650 square metres.

101.5 Parcel Frontage
Parcel frontage shall not be less than 20.0 metres.

101.6 Parcel Depth
Parcel depth shall not be less than 26.0 metres.

101.7 Parcel Coverage:
Parcel coverage shall not exceed 35%.

101.8 Height and Storeys:
Height shall not exceed 9.0 metres.

101.9 Required Setbacks:

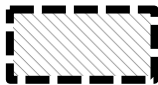
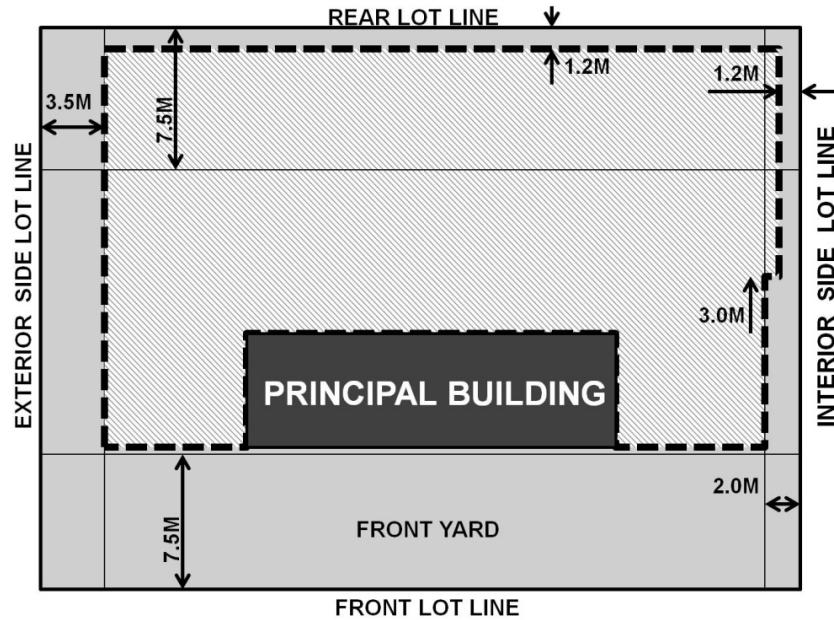
- (1) Front
Front setback shall not be less than 7.5 metres.
- (2) Rear
Rear setback shall not be less than 7.5 metres.
- (3) Side - interior
Interior side setback shall not be less than 2.0 metres.
- (4) Side - exterior
Exterior side setback shall not be less than 3.5 metres.
- (5) Notwithstanding sections 101.9(1) through (4), building setback from lot lines shared with the Agricultural Land Reserve shall be not less than 30.0 metres.
(Add #1983 Oct 20/21)

101.10 Accessory Buildings
Accessory buildings shall

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- (1) other than chicken coops, not exceed 4.5 metres in height; (Add #1987 Nov 17/21)
- (2) have a parcel coverage not exceeding 10%;
- (3) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point;
- (4) not exceed 60 m² in gross floor area. For the purpose of this sub-section only, gross floor area shall include accessory buildings and parts thereof used for garage or carport purposes. For the purpose of this sub-section only, carport gross floor area shall be calculated as the roofed floor area;
(Rep #1861 Sep 20/17)
- (5) not be located within a front yard; and
- (6) other than chicken coops, be excluded from required rear and interior side setbacks provided that (Add #1987 Nov 17/21)
 - (a) no accessory building is located closer than 1.2 metres to a rear or interior side lot line; and
 - (b) a 2.0 metre interior side setback is maintained from the front lot line to a point 3.0 metres into the rear yard, as shown in Figure 101-1.
- (7) chicken coops shall:
 - (a) not exceed 2.5 metres in height;
 - (b) not exceed 5.0 m² in gross floor area;
 - (c) not be located closer than 1.0 metre to a principal building or a coach house;
 - (d) be located in a rear yard; and,
 - (e) be excluded from required rear and side setbacks provided that no chicken coop is located closer than 3.5 metres to a rear or interior side lot line and 4.0 metres to an exterior side lot line. (Add #1987 Nov 17/21)

(Del #1909 Apr 17/19)



Area where accessory buildings are permitted

Figure 101-1. R1.1: accessory buildings buildable area

101.11 Screening

The following shall be screened in accordance with Section 8 (Rep #1909 Apr 17/19):

- (1) Above ground utility boxes and utility transformers.
- (2) Coach houses abutting Residential zoned parcels.
- (3) R1.1 zoned parcels abutting land within the Agricultural Land Reserve shown in Appendix B1 map. (Add #1983 Oct 20/21)

101.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6

101.13 Other Requirements

- (1) No more than one principal building shall be permitted on a parcel
- (2) All buildings shall conform to Section 5.19, Watercourse Regulations
- (3) Despite Section 101.9(1), the distance between a building or principal use and the rear lot line on Lot A District Lot 93 Comox District Plan 48731 shall not exceed 30 metres.