

Part 1 – Residential One Zone (R-1)

8.1.1 Permitted Uses

In the R-1 Zone, the following uses are permitted and all other uses are prohibited except as otherwise noted in this bylaw:

- 3071 (1) *Single residential dwelling*
- (2) *Secondary suite*
- 3040 (3) *Accessory buildings and structures*
- (4) *Home occupation*
- (5) Notwithstanding any provisions of this bylaw, a *carriage house* is a permitted use on Lot 10, District Lot 159, Comox District Plan 41314 (1236 Malahat Drive).

8.1.2 Minimum Lot Size

A *lot* shall have an area of not less than 650 m² except where it is a *corner lot*, in which case, it shall have an area of not less than 725 m².

8.1.3 Minimum Lot Frontage

A *lot* shall have a frontage of not less than 18.0 m except for a *corner lot*, where the frontage shall be not less than 19.5 m. In the case of a lot fronting the bulb of a cul-de-sac, the frontage is measured at the front yard setback line.

8.1.4 Minimum Lot Depth

A *lot* shall have a depth of not less than 30.0 m.

8.1.5 Lot Coverage

A *lot* shall not be covered by buildings and *accessory buildings* to a greater extent than 40% of the total area of the *lot*.

8.1.6 Setbacks

Except where otherwise specified in this bylaw the following minimum *building setbacks* shall apply:

- (1) *Front yard:* 7.5 m
- (2) *Rear yard:* 9.0 m
- (3) *Side yard:* The *side yard setbacks* shall total 4.5 m with a minimum *side yard setback* on one side of 1.5 m except where a *side yard* flanks a *street*, in which case, the minimum distance shall be 4.5 m.

8.1.7 Height of Buildings

- 3040 (1) The *height* of a *principal building* shall not exceed 8.0 m.
- (2) The *height* of a *carriage house* shall not exceed 6.5 m.

8.1.8 Accessory Buildings and Accessory Structures

- (1) Shall not exceed 4.5 m in *height*
- (2) Shall have a total *building area* not exceeding 50 m² or 10% of the *rear yard* whichever is greater
- (3) Shall be permitted in the side and *rear yard* provided they shall conform to all relevant siting regulations of this bylaw
- (4) Shall be permitted at the front of a principal *residence* provided they shall conform to all relevant siting regulations of this bylaw
- (5) Shall not be located within 1.5 m from the side and rear *lot line* except where the side or *rear yard* flanks a *street*, excluding a lane, in which case the minimum *yard* distance shall be 4.5 m.

8.1.9 Off-Street Parking

Off-*street* parking shall be provided and maintained in accordance with the requirements of Division 7 of this bylaw.