

Part 1 - Residential One S Zone (R-1S)

8.1.56 Permitted Uses

In the R-1S 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*
- (3) *Accessory* buildings and structures
- (4) *Home occupation*

8.1.57 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.

8.1.58 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.

8.1.59 Minimum Lot Depth

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

8.1.60 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*.

8.1.61 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.

2810

Notwithstanding the setback requirements above, the following minimum building setbacks shall apply on Lot 1, District Lot 236, Comox District, Plan VIP89215 (3300 Mission Road):

- (1) *Front yard:* 4.5 m
- (2) *Rear yard:* 12.0 m

8.1.62 Height of Buildings

The *height* of a *principal building* shall not exceed 8.0 m.

8.1.63 Accessory Buildings and Accessory Structures

- (1) Shall not exceed 4.5 m in *height*
- (2) Shall have a total *building area* not exceeding 50.0 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.

8.1.64 Off-Street Parking

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