

## Development Regulations RS-1 / RS-1S

<u>Provision/Requirements</u>		<u>RS-1</u>	<u>RS-1S</u>
<b>A</b>	Lot Area	Minimum of 555m <sup>2</sup> (5,974ft <sup>2</sup> )	Minimum of 325m <sup>2</sup> (3,500ft <sup>2</sup> )
<b>B</b>	Lot Width	Minimum of 15m (49.2ft)	Minimum of 9m (30ft)
<b>C</b>	Lot Coverage	<b>Maximum of 40%</b>	<b>Maximum of 45%</b>
<b>D</b>	Side Yard Setback	Minimum <b>1.5m (4.9ft)</b> For All buildings or structures (interior).	Minimum <b>1.2m (4ft)</b> For Principal Building and Detached Accessory Dwelling, and 1.8m (6ft) on corner lots Minimum of 0.9m (3ft) for Accessory Buildings and Structures
<b>E</b>	Floor Area Ratio (FAR)	<b>Maximum of 0.5*</b>	<b>Maximum of 0.7*</b>

Note: FAR calculations include all above and below grade gross floor area:

- Including (but not limited to) cellars, furnace rooms, hallways, habitable rooms, bathrooms, utility rooms, workrooms, furnace rooms, landings, mezzanines, stairways, storage rooms, and full-height bay windows; and
- Excluding concealed parking up to a maximum exemption of 27m<sup>2</sup> and open to below areas that are 4.57m or less in height, measured from the floor to the ceiling directly above.