

9.18 RST1: Residential Single and Two Family

RST1

9.18.1 Purpose

To provide a **zone** for the **development** of small lot single and two family residential units with vehicle access from an adjacent lane.

9.18.2 Primary Uses

- **duplex housing**
- **semi-detached housing**
- **single detached housing**

9.18.3 Secondary Uses

- **boarding rooms**
- **care centres, minor**
- **home based businesses, minor**
- **secondary suites** (with single detached housing only)

9.18.4 Subdivision Regulations

- Minimum **lot width** for interior **lots** is 7.6m.
- Minimum **lot width** for corner **lots** is 10.0m.
- Minimum **lot area** for interior **lots** is 230m².
- Minimum **lot area** for corner **lots** is 310m².
- Minimum **lot area** for **lots** not serviced by a **community sewer system** is 10,000m².

9.18.5 Development Regulations

- There shall be no more than two residential units per **lot** including **secondary suites**.
- All vehicular access to the **development** is only permitted from the rear **lane**.
- Maximum **site coverage** is 80% and together with driveways, parking areas and all other **impermeable surfaces** shall not exceed 85%.
- Maximum **height** is the lesser of 10.0m or 2.5 **storeys**, except it is 4.5m for **secondary buildings** and **secondary structures**.
- Minimum **front yard** is 2.5m.
- Minimum **side yard** is 1.2m, except it is 3.5m from a **flanking street**. The minimum **side yard** setback for shared interior **party walls** is 0.0m.
- Minimum **rear yard** is 6.0m, except it is 1.0m for **secondary buildings**.
- Maximum **density** is 87.0 units per gross hectare (35.2 units/gross acre).
- Where more than one **building** is to be located on a **lot** the minimum horizontal distance between **buildings** shall be 2.0m.

9.18.6 Other Regulations

- A minimum area of 5.0m² of usable private open space shall be provided per **dwelling** unit. Usable private open space must have a slope angle of 12% or less and must be accessible from the **dwelling** unit it is provided for.
- Minimum width of each residential unit is 5.0m.
- In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4 (secondary development, yards, projections into yards, lighting, agricultural setbacks, etc.); the specific use regulations of Section 5; the landscaping and fencing provisions of Section 6; and, the parking and loading regulations of Section 7.
- As per Section 4.10.2 - All **buildings** and **structures, excluding perimeter fencing (garden walls and fences)** on **lots abutting** City Roads as identified on Schedule "B" shall not be sited closer to the City Road than the setback as per the appropriate zone measured from the offset Rights of Way as illustrated on Schedule "B".

(Bylaw 5440)