

PART 1.161 – R1-52 ZONE, ROCKLAND AVENUE PANHANDLE DISTRICT**1.161.1 Permitted Uses in this Zone**

- a. Single family dwelling with no more than one of the following accessory uses:
Secondary suite; or
Roomers and/or Boarders up to a maximum of 4
- b. Home occupation subject to the regulations in Schedule “D”
- c. Accessory buildings subject to the accessory building regulations in Schedule “H”

1.161.2 Number of Buildings

Notwithstanding section 19 of the General Regulations, a maximum of two buildings other than accessory buildings are permitted on one lot subject to the regulations in this zone

1.161.3 Lot Area, Lot Width

- | | |
|---|---------------------------------|
| a. <u>Lot area</u> (minimum) | 850.00m ² |
| b. <u>Site area</u> per <u>single family dwelling</u> (minimum) | 575.00m ² |
| c. <u>Lot width</u> (minimum) | 24.00m average <u>lot width</u> |

1.161.4 Floor Area

- | | |
|--|----------------------|
| a. Combined floor area per <u>single family dwelling</u> (maximum) | 301.00m ² |
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1.161.5 Height, Storeys

- | | |
|-------------------------------------|-------|
| a. <u>Building height</u> (maximum) | 5.00m |
| b. <u>Storeys</u> (maximum) | 1.00 |

1.161.6 Setbacks, Projections

- | | |
|--|-------|
| <u>Building setback</u> for walls with windows to <u>habitable rooms</u> (minimum) | 7.50m |
| a. <u>Building setback</u> (minimum) | 4.00m |
| b. Eave projections into <u>setback</u> (maximum) | 0.75m |

1.161.7 Site Coverage

- | | |
|-----------------------------------|-----|
| a. <u>Site coverage</u> (maximum) | 25% |
|-----------------------------------|-----|

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1.161.8 Vehicle and Bicycle Parking

- | | |
|--------------------|--|
| a. Vehicle parking | Subject to the regulations in Schedule "C" |
| b. Bicycle parking | Subject to the regulations in Schedule "C" |

PART 1.162 – R1-A19 ZONE, ROCKLAND AVENUE HERITAGE DISTRICT

1.162.1 Permitted Uses in this Zone

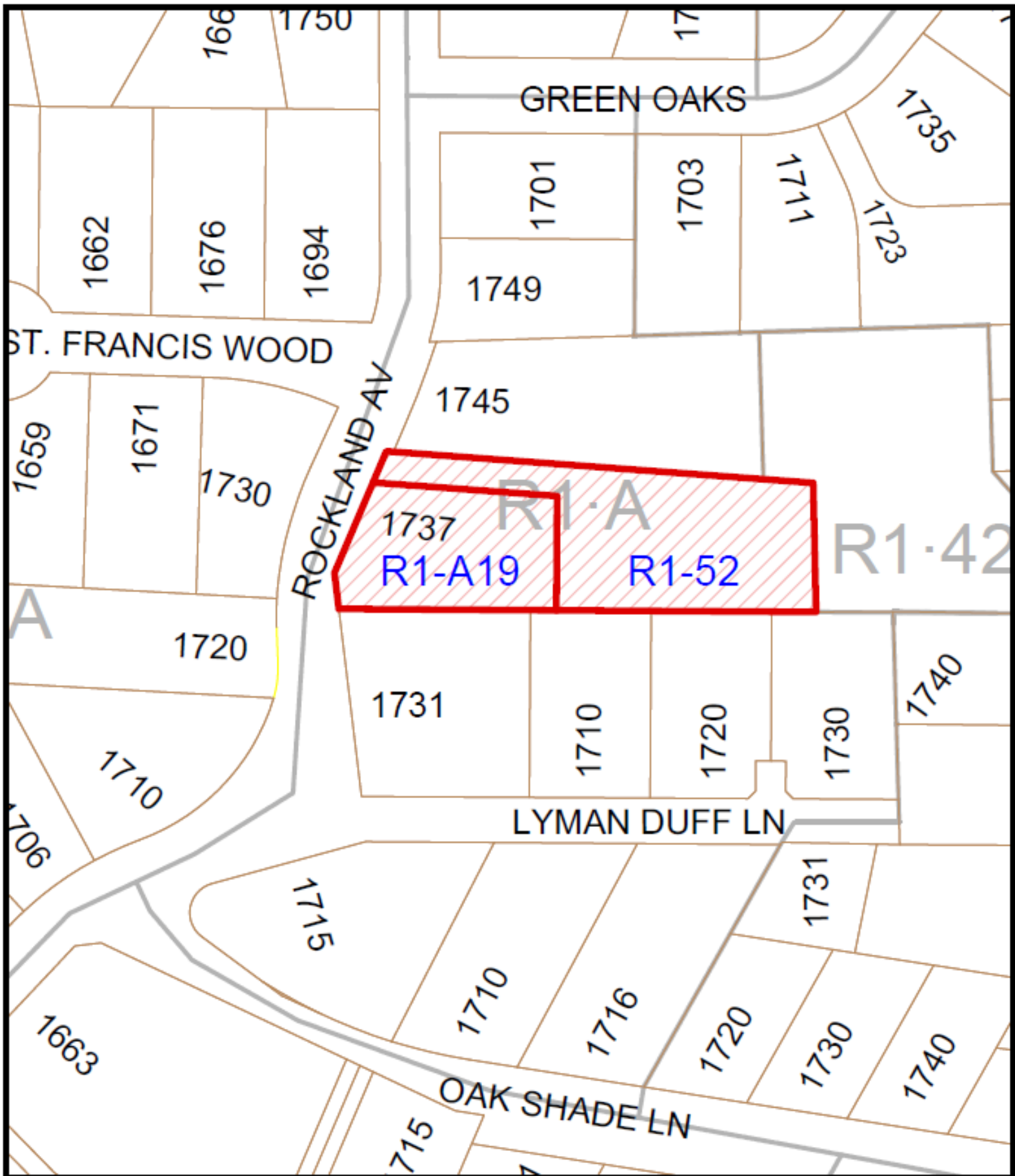
- a. Uses permitted in the R1-A Zone, Rockland Single Family Dwelling District, subject to the regulations in Part 1.1, except as otherwise specified in this Part.

1.162.2 Lot Area

- a. Lot area (minimum) 1025.00m²

1.162.3 Accessory Buildings

- a. Floor area (maximum) 77.00m²



1737 Rockland Ave
Rezoning No.00755

