

35 LARGE LOT SINGLE FAMILY RESIDENTIAL: R-1

Permitted Uses

- 1 The following uses are permitted as principal uses of the land:
 - (1) Residential Single Family

Permitted Accessory Uses

- 2 The following uses are permitted as accessory uses only:
 - (1) Accessory Dwelling Unit, in accordance with Part 4, Section 12 & 13
 - (2) Home Occupation, in accordance with Part 4, Section 10
 - (3) Accessory residential uses in accordance with Part 4, Section 3

Siting of Buildings and Structures

- 3 Siting of buildings and structures shall be as follows:

Minimum Setback Required	Principal Residential Dwelling	Accessory Buildings and Structures	Detached Accessory Dwelling
Front Lot Line	7.5 m	7.5 m	7.5 m
Rear Lot Line	7.5 m	1.5 m	3.0 m
Side Lot Line – Interior: one side	1.5 m	1.5 m	1.5 m
Side Lot Line- Interior: total two sides	4.5 m	4.5 m	4.5 m
Side Lot Line – Interior: panhandle lots	3.0 m	3.0 m	n/a
Side Lot Line - Exterior	4.5 m	4.5 m	4.5 m

- 4 Despite the above setbacks, accessory buildings with a floor area less than 10 m² and a height less than 3 m may be sited 1 m from a rear lot line
- 5 A minimum building separation shall be provided as follows:
 - (1) 2.5 m between habitable buildings and other buildings
 - (2) 1.0 m between non-habitable buildings

Information Note: building separation must also comply with the BC Building Code requirements, which consider exterior wall openings and material combustibility for fire separation.

Size of Buildings and Structures

- 6 The maximum size of buildings and structures shall be as follows:
 - (1) There may not be more than one principal residence on a lot
 - (2) The principal residence may not exceed a floor area ratio of 0.45 or a gross floor area of 420 m², whichever is less
 - (3) The principal residence and accessory buildings or structures may not exceed a lot coverage of 30% on a standard lot
 - (4) The principal residence and accessory building or structures may not exceed a lot coverage of 25% on a panhandle lot
 - (5) All accessory buildings and structures may not exceed a gross floor area of 50m²

- (6) A detached accessory dwelling may not exceed a lot coverage of 10% or a gross floor area of 70 m², whichever is less

Height of Buildings and Structures

- 7 Height of buildings and structures shall be as follows:
- (1) The maximum building height for a Residential Single Family on a standard lot is 8.0 m
 - (2) The maximum building height for a Residential Single Family on a panhandle lot is 4.5 m
 - (3) The maximum building height for accessory buildings is 3.5 m
 - (4) The maximum building height for a cottage is 4.5 m, however no portion of the roof may extend above 5.5 m

Subdivision Requirements

- 8 Requirements for subdivision shall be as follows:
- (1) Minimum and average lot area minimum of 780 m²
 - (2) Lot frontage minimum of 21 m

Site Specific Regulations

- 9 In the R-1 zone, the following regulations are permitted on a site-specific basis only:
- (1) Despite the maximum lot coverage and height of accessory buildings in the R-1 (Large Lot Single Family Residential) Zone, for Lot 14, Section 4, Range 4 East, South Saanich District, Plan 26872 (**8020 Arthur Drive**), the maximum lot coverage for accessory buildings is 8.3% or 110 m², whichever is less, and the maximum height of an accessory building is 4.8m.
 - (2) Despite the minimum rear yard setback and lot coverage and size, the minimum rear yard setback for a cottage use is 1.57m, and a cottage of 80 m² is permitted for Lot 2, Section 14, Range 4 East, South Saanich District, Plan VIP57799 (**6645 Central Saanich Road**)