

R-1 One and Two Family Residential (502)

PERMITTED USES

.1	Principal Uses	<ul style="list-style-type: none"> • Single-Unit Dwelling • Two-Unit Dwelling
.2	Accessory Uses	<ul style="list-style-type: none"> • Bed and Breakfast • Coach House • Garden Suite • Home Based Business • Secondary Suite

DEVELOPMENT REGULATIONS

.3	Density	<ul style="list-style-type: none"> • Maximum number of Single-Unit Dwellings or Two-Unit Dwellings per parcel: <ul style="list-style-type: none"> • 1 Single-Unit Dwelling; or • 1 Two-Unit Dwelling • Maximum number of Dwelling Units per Parcel: <ul style="list-style-type: none"> • 2
.4	Parcel Coverage	<ul style="list-style-type: none"> • The maximum Parcel coverage of buildings and structures is: <ul style="list-style-type: none"> • 40% • The maximum impermeable surface is: <ul style="list-style-type: none"> • 60%
.5	Maximum Height	<ul style="list-style-type: none"> • Principal building: <ul style="list-style-type: none"> • 10 m • Accessory buildings and structures: <ul style="list-style-type: none"> • 6 m
.6	Principal Building Setbacks	<p>The minimum setbacks for principal buildings and structures are:</p> <ul style="list-style-type: none"> • Front <ul style="list-style-type: none"> • 6 m • Rear <ul style="list-style-type: none"> • 5 m • Interior side <ul style="list-style-type: none"> • 1.5 m; 0 m when separated by a party wall • Exterior side <ul style="list-style-type: none"> • 5 m

- .7 **Accessory Setbacks** The minimum setbacks for accessory buildings and structures are:
- Front • 6 m
 - Rear • 1.5 m
 - Side • 1.5 m
 - Exterior side • 3 m

SUBDIVISION REGULATIONS

- .8 **Minimum Parcel Area Created by Subdivision:**
- Single-Unit Dwelling on a single Parcel • 450 m²
 - Two-Unit Dwelling on a single parcel • 700 m²
 - Two-Unit Dwelling on a single parcel with one zero Parcel Line Side Yard and a party wall • 375 m²
- .9 **Parcel Dimensions**
- The minimum Parcel frontage is: • 14 m

PARKING

- .10 Off-street parking shall be provided in accordance with the Sicamous Zoning Bylaw – Schedule D.

REGULATIONS AND CONDITIONS OF USE

- .11
- a **Secondary suite** • A secondary suite is not permitted in a two-unit dwelling
- b **General regulations** • See the General Regulations section of this bylaw for additional regulations that apply to this zone.