

R-4 Hillside Single Family Residential (505)

PERMITTED USES

.1 Principal Uses

- Single-Unit Dwelling

.2 Accessory Uses

- Bed and Breakfast
- Home Based Business
- Secondary Suite

DEVELOPMENT REGULATIONS

.3 Density

- Maximum number of Single-Unit Dwellings per parcel: • 1
- Maximum number of Dwelling Units per Parcel: • 2

.4 Parcel Coverage

- The maximum Parcel coverage of buildings and structures is: • 0.65 FAR
- The maximum impermeable surface is: • 40%

.5 Maximum Height

- Principal building: • 10 m
- Accessory buildings and structures: • 6 m

.6 Minimum Floor Area for a Single-Unit Dwelling

- 120.7 m²

.7 Principal Building Setbacks

The minimum setbacks for principal buildings and structures are:

- Front
 - 3 m
 - 5 m for an attached garage
- Rear
 - 6 m
- Interior side
 - The sum of 5 m with no setback less than 2 m

- Exterior side • 5 m
- .8 **Accessory Setbacks** The minimum setbacks for accessory buildings and structures are:
- Front • 4.5 m
 - Rear • 1.5 m
 - Side • 1.5 m
 - Exterior side • 5 m
- .9 **Separation Between Buildings and Structures on a Parcel**
- 3 m

SUBDIVISION REGULATIONS

- .10 **Minimum Parcel Area created by Subdivision:**
- When services with community water and sanitary sewer: • 724.66 m²
 - In all other cases: • 1 ha
- .11 **Parcel Dimensions**
- The minimum parcel frontage is: • 18.28 m
 - The minimum parcel frontage for a parcel on a cul-de-sac is: • 13.72 m

PARKING

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

REGULATIONS AND CONDITIONS OF USE

- .13
- a **Garage** • No dwelling shall be constructed on any Parcel unless it has a double or triple garage and no garage shall be constructed without doors.
- b **Driveways** • Must be paved with exposed aggregate concrete, stamped concrete, or interlocking brick.
- c **Retaining Walls** • Retaining walls shall not exceed 1.2 m in height and constructed of only architectural concrete, stone or brick.

- .d **Hedges**
 - No hedge shall be planted except in the front yard and in the side yard no closer than 3 m of the front yard.
 - .e **Fences**
 - No fence shall be located in the front yard and no closer than 3m to the front yard.
 - .f **Fences**
 - No fence shall exceed 1.5 m in height.
 - .g **Recreational Vehicles**
 - No recreational vehicles shall be parked or located on any of the Parcels for the purpose of providing accommodation.
 - .h **Livestock**
 - No poultry, swine, cattle or livestock shall be kept on any Parcel.
 - .i **Wood Burning Appliance**
 - No wood burning stove or appliance shall be permitted or utilized in any dwelling on any Parcel, no wood burning fireplace shall be utilized as a primary heating source.
 - .j **Outdoor Storage**
 - No outdoor storage of commercial vehicles, trailers, boats, houseboats, pontoon boats, recreational vehicles or similar equipment unless screened from public view.
 - .k **Signs**
 - No billboard, placards, advertising or signs of any kind other than “for sale” signs, elections signs during current election or signs advertising the location of a permitted professional practice or Home Based Business shall be erected or displayed on any parcel, on any building or in any window or on any door.
 - .l **Antennas**
 - No antennas shall be located on any Parcel.
 - .m **General regulations**
 - See the General Regulations section of this bylaw for additional regulations that apply to this zone.
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