

**Residential Small Lot Single-Family Zone (R3-S)** [BL3196]**Permitted Uses**

- 58.1 (1) The permitted uses for the R3-S zone are as follows:  
 Single-Family Dwelling  
 Home-based Business

**Minimum Lot Size**

- (2) The minimum permitted lot size for the R3-S zone is 325 m<sup>2</sup> (3,498 sq. ft.).  
 (3) Despite subsection (2) the minimum lot size for a panhandle lot, excluding the panhandle, is 450 m<sup>2</sup> (4,844 sq. ft.).  
 (4) A Streamside Protection Area, under the *Fish Protection Act*, shall not be included in the calculation of minimum lot area.

**Minimum Frontage**

- (5) Excepting panhandle lots, the minimum permitted frontage for the R3-S zone is as follows:  
 (a) 11.5 m (37.73') where the lot frontage is on a highway;  
 (b) 8.0 m (26.25') where the lot frontage is on a cul-de-sac.

**Density**

- (6) The maximum permitted density for the R3-S zone is as follows:  
 (a) The number of residential buildings shall not exceed one;  
 (b) The maximum permitted floor space ratio is 0.5:1.

**Maximum Lot Coverage**

- (7) The maximum permitted lot coverage of the R3-S zone is 40% of the lot area.

**Minimum Setbacks**

- (8) The minimum permitted setbacks for the R3-S zone are as follows:  
 (a) Principal Buildings  
 Yard, Front, 4.5 m (14.76')  
 Yard, Side, 1.5 m (4.92')  
 Yard, Side when adjacent to a highway, 3.0 m (9.84')  
 Yard, Rear, 6.0 m (19.68')  
 (b) Accessory Buildings and Structures (Excluding Fences)  
 Yard, Front, 5.0 m (16.4')  
 Yard, Side, 1.0 m (3.28')  
 Yard, Rear, 1.0 m (3.28')  
 (c) The minimum permitted setback from the vehicle entrance of a principal or accessory building to a highway other than a lane is 5.8 m (19.03').

**Maximum Building Height**

- (9) The maximum permitted building heights for the R3-S zone are as follows:  
 (a) Principal Building, 9.0 m (29.53')  
 (b) Accessory Building, 5.0 m (16.4')

**Conditions of Use**

- (10) The conditions of use for the R3-S zone are as follows:  
 (a) [Repealed. BL3891]  
 (b) [Repealed. BL3891]  
 (c) [Repealed. BL3891]  
 (d) Where a rear lane is available, vehicular access to the lot is only permitted from the lane;  
 (e) Only one garage or carport shall be allowed per lot.