

Markup of Proposed Changes to Griesbach Special Area Zones

Black Font Existing Text in Zoning Bylaw 12800
 Strikethrough Proposed deletion from Zoning Bylaw 12800
 Red Font Proposed addition to Zoning Bylaw 12800

940.7 (RF5g) Griesbach Row Housing Zone

1. The Uses listed as Permitted and Discretionary Uses in [Section 160](#) of this Bylaw, being the (RF5) Row Housing Zone, shall be the Permitted and Discretionary Uses for this Zone.
2. Except as expressly modified in Subsection 940.7(3), the development regulations specified in [Section 160](#) of this Bylaw shall regulate development in this Zone.
3. The following development regulations shall apply to the development of RF5g Zones within the Griesbach Special Area as identified on Appendix I to this Section:
 - a. The maximum building Height shall not exceed 12.0 m, in accordance with Section 52, provided that no eave line shall have a Height greater than 9.0 m from Grade.
 - b. The maximum total Site Coverage shall **be as follows** ~~not exceed 50%, except that the maximum total Site Coverage shall be increased by up to 2% of the Site Area, in addition to any increase allowed for Garden Suites, to accommodate single Storey Unenclosed Front Porches.~~

Table xx Maximum Site Coverage				
	Principal Dwelling/Building	Accessory Building	Principal Building with attached Garage	Total Maximum Site Coverage
i. Single Detached Housing	35%	18%	53%	53%
ii. Semi-Detached and	35%	18%	53%	53%

	Duplex Housing				
iii.	Row Housing (Limited to four dwellings per structure)	35%	18/0%	59%	59%

- i. Notwithstanding the above Maximum Site Coverage Table, the Total Maximum Site Coverage may be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87. Garden Suites, to accommodate single Storey Unenclosed Front Porches.
- d. The minimum Front Setback shall be 1.0 m and the maximum shall not exceed 3.5 m except to accommodate existing housing and trees to be retained.
- 4. The minimum Rear Setback shall be 7.5 m, except that:
 - 1. in the case of a corner lot it shall be 4.5 m;
 - 2. it may be reduced to [5.5 m](#) where a rear attached garage forms a part of the developments; and
 - 3. individual buildings that are [7.5 m](#) or less in Height, may have a minimum Rear Setback of [1.2 m](#).
- 5. Minimum Side Setbacks of 2.0 m each shall be provided, except that where the Side Yard Abuts a flanking roadway other than a Lane, not less than 3.0 m shall be provided.
- 6. Where the Site Abuts a Lane, vehicular access shall be from the Lane.
- 7. Separation Space shall be provided in accordance with [Section 48](#) of this Bylaw.
- 8. Single Detached Housing and Semi-detached Housing in this Zone shall be developed in accordance with the provisions of the [GLG Zone](#).
- 9. Urban Gardens shall comply with Section 98 of this Bylaw.