
16. RS6 Zone (Single Family Residential Six) (Bylaw No. 1233)**Intent**

- (1) The intent of this zone is to provide for low density detached dwelling residential use.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) auxiliary uses;
 - (b) detached dwelling;
 - (c) park and playground; and
 - (d) auxiliary residential dwelling unit provided it is contained within the principal residential building, and provided it is not occupied except as employee housing.

Density

- (3) The maximum permitted gross floor area of a detached dwelling is 240 square metres or a floor space ratio of 0.40, whichever figure is lower.
- (4) The maximum auxiliary parking use contained in a principal or auxiliary building or structure is 40 square metres.

Height

- (5) The maximum permitted height of a building is 8.2 metres. (Bylaw No. 1258)

Parcel Area

- (6) The minimum permitted parcel area is 400 square metres.
- (7) The maximum permitted parcel area is 695 square metres.
- (8) The minimum permitted frontage is 14 metres.

Site Coverage

- (9) The maximum permitted site coverage is 40 percent.

Setbacks

- (10) The minimum permitted front setback is 6.0 metres.
- (11) The minimum permitted side setback is 2.5 metres where the frontage is less than 15.5 metres.

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- (12) The minimum permitted side setback is 3.0 metres where the frontage is equal to or greater than 15.5 metres.
 - (13) The minimum permitted rear setback is 6.0 metres.
 - (14) An auxiliary or attached building for garage or carport use may be set back a minimum of 3.0 metres from the front parcel line, a minimum of 2.0 metres from the rear parcel line, and a minimum of 1.5 metres from the side parcel lines. (Bylaw No. 1258)
 - (15) Notwithstanding section 7 of Part 5, no projections are allowed into the 1.5 metre side setback area of an auxiliary or attached building for garage or carport use. (Bylaw No. 1258)

Off-Street Parking and Loading

- (16) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

Other Regulations

- (17) The minimum permitted gross floor area of a detached dwelling is 46.5 square metres.
- (18) The maximum permitted number of bedrooms in a detached dwelling is 4.
- (19) The placing of more than one principal building on a parcel is prohibited.
- (20) An auxiliary residential dwelling unit shall contain a floor area no less than 32.5 square metres.
- (21) In no case shall the floor area of the auxiliary residential dwelling unit exceed 35 percent of the gross floor area of a detached dwelling.
- (22) An auxiliary residential dwelling unit shall contain only up to two bedrooms, one bathroom, one kitchen and one living room and no other rooms.
- (23) An auxiliary residential dwelling unit shall not be used for tourist accommodation.
- (24) An auxiliary building is prohibited.