



## RXL LOT ADDENDUM

### Product type

Single Family-Rear detached garage

### Minimum House Size

Two Storey: Minimum 1300 ft<sup>2</sup>

Bungalow: Minimum 1000 ft<sup>2</sup>

### Design Requirements

5'-0" deep front porch or stoop required

Wood porch or concrete stoop are permitted

Rear detached garages are required to be built on corner and high visibility lots

### Front Porches

Houses shall incorporate a front porch or stoop into their designs to integrate with the streetscape to provide a more pedestrian friendly environment. To ensure the functionality and correct massing a minimum depth of 5 feet will be required for all porches. Rooflines & detailed gables that project past the landing further into the walk should be considered.

The underside of the porch is to be screened in an appropriate and complementary material so that the underside of the porch is not visible. Lattice will not be permitted, Stone, Brick, Paneling, Board & Batten or shake are permitted as skirting.

When the lots have extra width available to them a wraparound porch or extended width porch is required. This is required to maximize the use of the available lot spacing. A wraparound porch should return at least 3' from the foundation corner, while an extended porch should have a depth of at least 5 feet.

For laned semi-detached and laned homes, full width front porches will be required on 50% of the lots. Homes with stoops may be utilized but consecutive homes may not have a stoop.



LOT 1 LOT 2 LOT 3

### Land Use and House Siting

Builders and Designers are to choose home designs based on the grading and site topography in order to take full advantage of views and to maximize lot space. Designers should take into consideration the lot width, length and shape as houses should be conforming to these dimensions. Homes in Riverside are to be sited to create variety and homes with greater massing will have increased front setbacks. Designers are to review the Building Grade Plan and Marketing Plan prior to home design to ensure that the proposed home is compatible with the desired lot.

### Zoning

RXL

### Setbacks

Front setback 5.00m

Side setback 1.20m /3.0m corner lot (house and deck)