

## **SECTION 12 - R1 - RESIDENTIAL FIRST DENSITY ZONE**

### **12.1 R1 – RESIDENTIAL FIRST DENSITY ZONE**

Within a R1 - Residential First Density Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **12.2 PERMITTED USES**

- i) a single detached dwelling,
- ii) a converted dwelling
- iii) an accessory building or use to the above uses,
- iv) a Type 'A' and Type 'B' home occupation, according to the provisions of Section 5.28 of this By-law, including a bed and breakfast establishment,
- v) a Type 'A' home industry, according to the provisions of Section 5.29 of this By-law.

### **12.3 ZONE REGULATIONS**

#### **a) For a Single Detached Dwelling**

- |       |   |   |
|-------|---|---|
| i)    | Lot Area (Minimum)  |   |
|       | - public water and sanitary sewers                                    | 550 sq. metres (5,920.3 sq. ft.)  |
|       | - private water and private sewage disposal system                    | 4,046.7 sq. metres (1.0 acre)   |
| ii)   | Lot Frontage (Minimum)  |   |
|       | - public water and sanitary sewers                                    | 18 metres (59.1 ft.)<br>(except in the case of a corner lot for which the minimum lot frontage shall be 22 metres (72.2 ft.)) |
|       | - private water and private sewage disposal system                    | 45 metres (147.6 ft.)   |
| iii)  | Front or Rear Yard  | 7.5 metres (24.6 ft.)   |
| iv)   | Interior Side Yard (Minimum)  | 2 metres (6.6 ft.)  |
| v)    | Exterior Side Yard (Minimum)  | 4.5 metres (14.8 ft.)   |
| vi)   | Gross Floor Area (Minimum)  | 89 sq. metres (958 sq. ft.)   |
| vii)  | Lot Coverage (Maximum) (all buildings)                                | 25 percent  |
| viii) | Building Height (Maximum)   | 11 metres (36.1 ft.)  |
| ix)   | Open Space/Open Space Uses (Minimum)                                  | 30 percent  |
| x)    | Number of Dwellings per Lot (Maximum)                                 | 1   |
| xi)   | Number of Dwelling Units per Lot (Maximum)                            | 1   |
| xii)  | Off-street parking shall be provided in accordance with Section 5.30. |   |

#### **b) For Accessory Buildings**

- |      |                              |                       |
|------|------------------------------|-----------------------|
| i)   | Rear Yard (Minimum)          | 1 metre (3.3 ft.)     |
| ii)  | Interior Side Yard (Minimum) | 1 metre (3.3 ft.)     |
| iii) | Exterior Side Yard (Minimum) | 1 metre (3.3 ft.)     |
| iv)  | Building Height (Maximum)    | 4.5 metres (14.8 ft.) |

**12.4 GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot building, structure or use within the R1 - Residential First Density Zone.

Where a dwelling which existed at the time of the passing of this by-law is located on a lot in the R1 Zone, such dwelling and lot shall be deemed to comply with all the requirements of the R1 Zone.

Where a dwelling which existed at the time of the passing of this by-law is located on a lot in the R1 Zone, such dwelling may be extended, enlarged or improved provided the yards existing at the time of the passing of this by-law are not reduced in depth and, where any such yards are greater in depth than the minimum required by this by-law, such yards may be reduced to the minimum yards required by this by-law and provided also that such dwelling continues to be used in the same manner and for the same purpose it was used on the date of passing of this by-law.