

Section 5 General Provisions For All Residential Zones

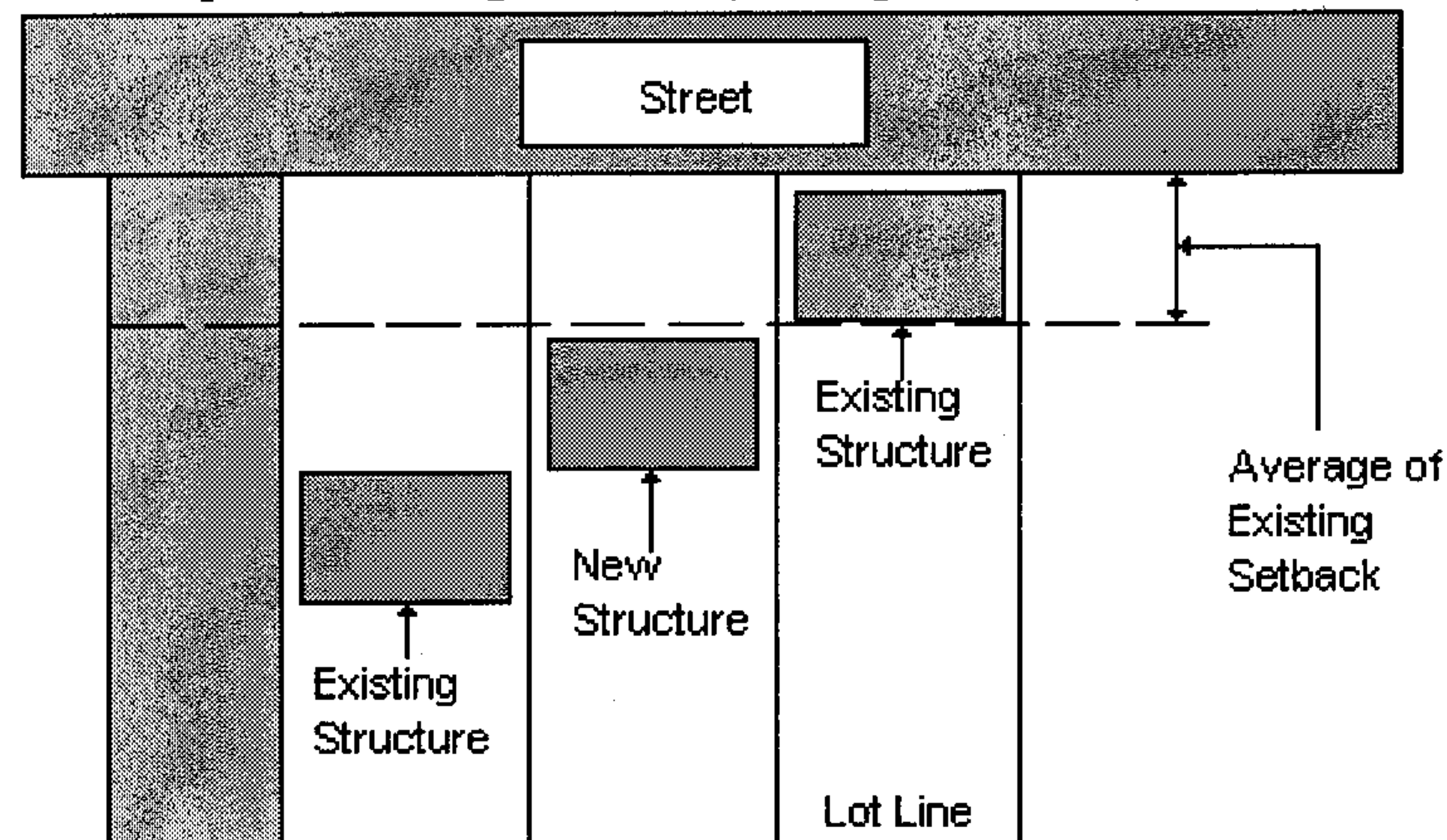
Home Based Businesses Permitted in All Residential Zones

- 1) Nothing in this Bylaw shall prevent the use of a Dwelling in any Residential Zone for a home based business provided that:
 - a) the Dwelling is occupied as a residence by the operator of the home based business and the external appearance of the Dwelling is not changed by the home based business;
 - b) there is not more than 1 assistant employee employed in the home based business;
 - c) not more than 25 per cent of the total Floor Area of the Dwelling to a maximum of 375 square feet is devoted to the home based business;
 - d) one off-street Parking Space, other than that required for the Dwelling, is provided for every 185 square feet of floor space occupied by the home based business;
 - e) there is not more than one non-illuminated business identification Sign advertising the business attached to the Building and not more than 3 square feet in area;
 - f) no mechanical equipment is used except that reasonably consistent with the use of the Dwelling; and
 - g) there is no Outside Storage or Display.
- 2) For the purpose of Subsection 1, a home based business includes the following type of uses:
 - a) a Business Office;
 - b) a Domestic and Household Art workshop;
 - c) a catering establishment;
 - d) a beauty salon or barbershop;
 - e) a photographic studio.

Conformity with Existing Setbacks

- 3) Notwithstanding anything else in this Bylaw, in any Residential Zone, a Structure built between Existing Buildings within 200 feet on the same block may be built with a setback equal to the average setback of the adjacent Buildings, but this depth shall not be less than 10 feet from the Front Lot Line and need be no greater than the setback set out in the Zone in which it is situated. (See Figure 4)

Figure 4. Conformity with Existing Setbacks (Average of Existing)



Parking of Commercial Motor Vehicles

- 4) For the purposes of this Section, a 'Commercial Motor Vehicle' shall mean any motor vehicle having permanently attached thereto a truck or delivery body and includes an ambulance, hearse and motor bus.
- 5) No Commercial Motor Vehicle shall be kept in any Residential Zone except for one Commercial Motor Vehicle not exceeding 1500 pounds capacity and used by the owner or occupant of the Lot.
- 6) No Commercial Motor Vehicle shall be kept or parked on any vacant Lot in any Residential Zone.

Satellite Dish Antennae

- 7) For the purposes of this Bylaw a satellite dish antenna shall be considered to be a Structure even if it is mounted upon a trailer or other movable platform and no Person shall Erect in any Residential Zone a satellite dish antenna unless it conforms to the following provisions:
 - a) no portion of the satellite dish antenna is located in the required Front Yard unless it can be demonstrated that the satellite dish antenna will not perform its required function from elsewhere on the Lot;
 - b) no portion of the satellite dish antenna is located closer to the Side Lot Line than:
 - i. 3 feet in the case of an interior Side Yard; and
 - ii. 15 feet in the case of the Street side of a Corner Lot;
 - c) no portion of the satellite dish antenna is located within 5 feet of the Rear Lot Line; and
 - d) where a satellite dish antenna is structurally attached to a mast, truss, or other similar freestanding Structure, the clearance between grade and the bottom extremity of the dish is not greater than the Height of the Main Building.

Special Requirements for Bed and Breakfasts

- 8) A Bed and Breakfast shall be permitted within any Residential Zone provided that:
 - a) the single unit Dwelling is occupied as a residence by the operator of the business;
 - b) parking is provided at the side and/or rear of the Lot, but not within the required Yard setbacks;
 - c) no Alterations are made to the Dwelling which change the roof line or increase the Height of the Dwelling except for the addition of dormers;
 - d) no additions are made which extend into the Front or Side Yard of the Lot;
 - e) no Alterations are made to increase the number of entrances in the front or sides of the Dwelling; and,
 - f) there is only one Sign not greater than 3 square feet in area and that is attached to the Main Building and is constructed of wood.

Special Side Yard Requirements for Attached Private Garages

- 9) In any Residential Zone where a Dwelling Unit includes an attached Private Garage or a Private Garage is incorporated into the unit, the larger minimum Side Yard shall be waived and the required Side Yard shall be 3 feet for a one story Building and an additional 1.5 feet for every additional story.

Requirements for Separate Private Garages

- 10) Private Garages are permitted in any Residential Zone. The minimum Side Yard shall be 3 feet. The maximum Height for Private Garages shall be 15 feet. The maximum floor space shall be 720 square feet. Separate Private Garages shall be permitted in any Yard depending on driveway accessibility.