

Section 6 Low Density Residential (R-1) Zone

R-1 Zone Permitted Uses

- 1) The following uses shall be permitted in a Low Density Residential (R-1) Zone:
- Bed and Breakfasts
 - Boarding and Rooming Houses
 - Day Nurseries
 - Duplex Dwellings
 - parks and playgrounds (Subject to the Public Park (P) Zone requirements)
 - schools and Churches (Subject to the Institutional (1) Zone requirements)
 - Semi-Detached Dwellings
 - Detached Dwellings
 - Modular Mini Homes

R-1 Zone General Requirements

- 2) The following requirements shall apply to all uses permitted in a Low Density Residential (R-1) Zone where centralized sewer and water systems are available:

	Detached Dwellings; Other R-1 Dwellings	Semi-Detached Dwellings; Duplex Dwellings
Minimum Lot Area	6500 square feet	8000 square feet
Minimum Lot Frontage	65 feet	75 feet
Minimum Front Yard	10 feet	10 feet
Minimum Rear Yard	15 feet	15 feet
Minimum Side Yard	7.5 feet	7.5 feet
Maximum Height of Main Building	25 feet	25 feet
Parking Requirements	As specified in Subsection 4 (36) of this Bylaw	
Accessory Buildings (limit of one Building per Lot)		
Maximum Height	15 feet	15 feet
Maximum Floor Space	300 square feet	300 square feet
Private Garages		
Maximum Height	15 feet	15 feet
Maximum Floor Space	720 square feet	720 square feet

- 3) All new Lots which will not be serviced with central sewer and water will be required to meet or exceed the standards set out in the Planning Act Regulations, as amended, for Lot sizes.

Special Requirements – Boarding or Rooming Houses

- 4) In addition to all other requirements of this Zone, the following special provision shall apply to a Boarding or Rooming House in a Low Density Residential (R-1) Zone:
 - a) no addition or Alteration shall be undertaken which changes the roof line or increases the Height (except for the addition of dormers), or extends into the Front or Side Yard of the Lot (except for Structures necessary for public safety purposes such as fire escapes);
 - b) parking areas shall be provided in the Side or Rear Yard of the Lot but not in the required minimum Side or Rear Yard (See also Subsection 4 (36) Parking Requirements of this Bylaw for Parking Space requirements); and
 - c) no development permit shall be issued unless the Lot is located on a Street that is served by a centralized sewer system.