

SECTION 8 – VILLAGE RESIDENTIAL LOW DENSITY (R1) ZONE

8.1 PERMITTED USES

Within any Village Residential Low Density (R1) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- An accessory use in accordance with Section 5.2 of this By-law
- An accessory apartment
- A detached dwelling
- Semi-detached dwelling
- Duplex dwelling
- Home occupation
- Bed and breakfast establishment
- Public open space uses

8.2 REGULATIONS

Within any Village Residential Low Density (R1) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following requirements:

8.2.1 Regulations for Detached Dwellings

8.2.1.1	Minimum Lot Area	405.0 m ² (4359.6 ft ²)
8.2.1.2	Minimum Lot Frontage	13.5 m (44.3 ft)
8.2.1.3	Minimum Front Yard	6.0 m (19.7 ft) subject to Section 5.18
8.2.1.4	Minimum Rear Yard	7.5 m (24.6 ft)
8.2.1.5	Minimum Interior Side Yard	
	One Side	1.8 m (5.9 ft) (One side yard must be 3.0 m (9.8 ft) if no attached garage or carport is provided)
	Other Side	1.8 m (5.9 ft)

8.2.1.6	Minimum Exterior Side Yard	4.5 m (14.8 ft) subject to Section 5.18
8.2.1.7	Maximum Lot Coverage	35%
8.2.1.8	Maximum Building Height	9.0 m (29.5 ft)

8.2.2 Regulations for Semi-Detached Dwellings (Each Unit):

8.2.2.1	Minimum Lot Area	300.0 m ² (3229.3 ft ²)
8.2.2.2	Minimum Lot Frontage	10.0 m (32.8 ft)
8.2.2.3	Minimum Front Yard	6.0 m (19.7 ft) subject to Section 5.18
8.2.2.4	Minimum Rear Yard	7.5 m (24.6 ft)
8.2.2.5	Minimum Interior Side Yard One Side	1.8 m (5.9 ft) (Side yard must be 3.0 m (9.8 ft) if no attached garage or carport is provided)
8.2.2.6	Minimum Exterior Side Yard	4.5 m (14.8 ft) subject to Section 5.18
8.2.2.7	Maximum Lot Coverage	35%
8.2.2.8	Maximum Building Height	9.0 m (29.5 ft)

8.2.3 Regulations for Duplex Dwellings:

8.2.3.1	Minimum Lot Area	600.0 m ² (6458.6 ft ²)
8.2.3.2	Minimum Lot Frontage	18.0 m (59.1 ft)
8.2.3.3	Minimum Front Yard	6.0 m (19.7 ft) subject to Section 5.18
8.2.3.4	Minimum Rear Yard	7.5 m (24.6 ft)
8.2.3.5	Minimum Interior Side Yard One Side	3.0 m (9.8 ft)
	Other Side	3.0 m (9.8 ft)
8.2.3.6	Minimum Exterior Side Yard	4.5 m (14.8 ft) subject to Section 5.18
8.2.3.7	Maximum Lot Coverage	35%
8.2.3.8	Maximum Building Height	9.0 m (29.5 ft)