

**7.6 RC-1 ZONE – Compact Lot Residential**

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**Intent:** To provide a zone for Single Detached Dwellings and compatible uses on smaller serviced urban lots 550m<sup>2</sup> (5,920 ft<sup>2</sup>) or larger in size. [Low Density Residential at approximately 18 units per gross hectare].

**Uses Permitted** .1 The following uses and no others are permitted in the RC-1 Zone:

**Principal Use** .1 One Single Detached Dwelling

**Accessory Uses** .2 The following uses and no others are permitted as accessory to the principal uses in the R-1 Zone:

.2 Bed and breakfast

.3 Home Based Business, Type I (Minor)

a. Secondary Suite

**Lot Area** .3 The minimum lot area is 550m<sup>2</sup> (5,920 ft<sup>2</sup>).

**Lot Dimensions** .4 The minimum lot dimensions on subdivision are:

Width	12.0m (39.4ft)
Depth	30.0m (98.4ft)

**Lot Coverage** .5 The maximum lot coverage is 35%;

.6 Maximum size of an accessory building other than a Garden Suite is 70m<sup>2</sup> (753.5 ft<sup>2</sup>).

.7 Maximum of two (2) accessory buildings other than a Garden Suite are permitted per lot.

**Setback Requirements** Minimum setback requirements are as follows:

.8 Principal building:

Front yard	4.5m (14.8ft)
Rear yard	7.5m (24.6ft)
Interior Side yard	1.5m (4.9ft)
Exterior Side yard	4.5m (14.8ft)

.9 Accessory buildings and structures, except Garden Suites:

Front yard	6.0m (19.7ft)
Rear yard	1.5m (4.9ft)
Interior Side yard	1.5m (4.9ft)
Exterior Side yard	4.5m (14.8ft)

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.10 Garden Suites:

Front yard	6.0m (19.7ft)
Rear yard	3.0m (9.8ft)
Interior Side yard	1.5m (4.9ft)
Exterior Side yard	4.5m (14.8ft)

**Setback Exceptions**

- .11 A garage or portion of a building used as a garage shall be located so that the garage door is set back a minimum of 6.0 m (19.7ft), measured perpendicular from the garage door to any physical obstruction.
- .12 Where the lot width exceeds the lot depth, the minimum rear yard setback shall be 4.5 m (14.8ft).

**Height**

- .13 Maximum building heights are as follows:

Single Detached Dwellings	9.1m (29.9ft)
Accessory buildings and structures	4.5m (14.8ft)