

**7.5 R-1 ZONE – Single Detached Residential****7.5 R-1 ZONE – Single Detached Residential**

**Intent:** To provide a zone for Single Detached Dwellings and compatible uses on serviced urban lots 700m<sup>2</sup> (8,611 ft<sup>2</sup>) or larger in size. [Low Density Residential at approximately 15 units per gross hectare (6 units per acre)]

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

.1 Bed and breakfast

.2 Home Based Business, Type I (Minor)

.3 One of either:

a. a Secondary Suite; or

b. a Garden Suite

**Lot Area** .3 The minimum lot area is:

With Municipal Sewer	700m <sup>2</sup> (8,611ft <sup>2</sup> )
Without Municipal Sewer	1.0ha (2.47ac)

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

Width	15.0m (49.2ft)
Depth	30.0m (98.5ft)

**Lot Coverage**

.5 The maximum lot coverage is 40%

.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 with a maximum gross floor area of:

a. 100m<sup>2</sup> (1,076.4ft<sup>2</sup>) where the lot area exceeds 1.0ha (2.47ac) or

b. 75m<sup>2</sup> (807.3ft<sup>2</sup>) where the lot area does not exceed 1.0ha (2.47ac).

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

.8 Principal building:

Front yard	6.0m (19.7ft)
Rear yard	7.5m (24.6ft)
Interior Side yard	1.5m (4.9ft)
Exterior Side yard	4.5m (14.8ft)

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- .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)

- .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 6.0m (19.7ft), measured perpendicular from the garage door to the property line or to any physical obstruction.

**Height**

- .12 Maximum building heights are as follows:

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