

# 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

**Site Specific Uses, Buildings and Structures** .3 **The following site specific uses, buildings and structures are permitted:**  
 .1 **On Lot 2, DL 1183, ODYD, Plan 29212 (6140 Turner Avenue): one Care Facility, Major for the purposes of the provision of childcare services’ as indicated on Schedule ‘A’ of Zoning Amendment Bylaw No. 2312, 2021**

**Lot Area** .4 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** .5 The minimum lot dimensions on subdivision are:

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

**Lot Coverage** .6 The maximum lot coverage is 40%  
 .7 Maximum size of an accessory building other than a Garden Suite is 70m<sup>2</sup> (753.5 ft<sup>2</sup>)  
 .8 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

# R-1 ZONE – Single Detached Residential

District of Peachland

# R-1

- 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:

- .9 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)

- .10 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)

- .11 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

- .12 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

- .13 Maximum building heights are as follows:

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