

Section 6 LOW DENSITY RESIDENTIAL (R1) ZONE

6.1 Low Density Residential Zone Regulations

No person shall use any land or erect, alter or use any building or structure in the Low Density Residential - R1 zone except in accordance with the following provisions.

6.2 Permitted Main Uses

1. Duplex Dwelling
2. Single Detached Dwelling
3. Semi-detached dwelling
4. Group Home subject to **Section 4.12**
5. Group or Group Housing or Group Housing Project
6. Public Authority Use or Public Utility subject to **Section 4.31**

6.3 Permitted Accessory Uses, Buildings and Structures

1. Accessory Uses, Buildings and Structures subject to **Section 4.1**
2. Accessory Apartment or Apartment-in-a-House
3. Bed and Breakfast Establishment subject to **Section 4.2**
4. Garden Suite subject to **Section 4.11**
5. Home Based Business subject to **Section 4.13**

6.4 Zone Requirements

The zone requirements for permitted uses in the R1 Zone shall be as set out in **Table 6.4**.

Table 6.4 – R1 Zone Requirements			
	Duplex Dwelling	Semi-detached Dwelling	Single Detached Dwelling, Group Home
Minimum Lot Area	900 m ² [9687 ft. ²] on partial services or 0.4 ha [1 ac.] on on-site water and sewage services	900 m ² [9687 ft. ²] on partial services or 0.4 ha [1 ac.] on on-site water and sewage services	900 m ² [9687 ft. ²] on partial services or 0.4 ha [1 ac.] on on-site water and sewage services
Minimum Lot Frontage	20 m [65.6 ft.] or 30 [98.4 ft.] on on-site water and sewage services	20 m [65.6 ft.] or 30 [98.4 ft.] on on-site water and sewage services	20 m [65.6 ft.] or 30 [98.4 ft.] on on-site water and sewage services
Minimum Yard Requirements – Main Building			
Front Yard or Exterior Side Yard	7 m [22.9 ft.]	7 m [22.9 ft.]	7 m [22.9 ft.]
Interior Side Yard	1.2 m [3.9 ft.]	1.2 m [3.9 ft.]	1.2 m [3.9 ft.]

Table 6.4 – R1 Zone Requirements			
	Duplex Dwelling	Semi-detached Dwelling	Single Detached Dwelling, Group Home
Rear Yard	10 m [32.8 ft.]	10 m [32.8 ft.]	10 m [32.8 ft.]
Minimum Yard Requirements – Accessory Building (see also Section 4.1)			
Interior Side Yard or Rear Yard	1.2 m [3.9 ft.]	1.2 m [3.9 ft.]	1.2 m [3.9 ft.]
Maximum Height Requirements			
Main Building	10 m [32.8 ft.]	10 m [32.8 ft.]	10 m [32.8 ft.]
Accessory Building	5 m [16.4 ft.]	5 m [16.4 ft.]	5 m [16.4 ft.]
Maximum Lot Coverage Requirements - (Accessory Building - see also Section 4.1)			
Main Building	30%	30%	30%
Accessory Building	5%	5%	5%
Minimum Separation Distance Between Buildings Requirements			
Main Building and any Accessory Building	1.2 m [3.9 ft.]	1.2 m [3.9 ft.]	1.2 m [3.9 ft.]
Maximum Number of Dwelling Unit Requirements			
Maximum Number Dwellings per Lot	1 subject to Section 6.5.2	1 subject to Section 6.5.2	1 subject to Section 6.5.2
Floor Area per Dwelling Unit			
Minimum Net Floor Area per Dwelling Unit	70 m ² [753 ft. ²]	70 m ² [753 ft. ²]	70 m ² [753 ft. ²]
Driveways			
Maximum Number of Driveway Entrances per Lot	2	2	2
Minimum Separation Distance between Driveways	13.5 m [44.2 ft.]	13.5 m [44.2 ft.]	13.5 m [44.2 ft.]

	Duplex Dwelling	Semi-detached Dwelling	Single Detached Dwelling, Group Home
Minimum Width of Driveway	3 m [9.8 ft.]	3 m [9.8 ft.]	3 m [9.8 ft.]
Location of Parking Space	No closer than 1.5 m [4.92 ft.] to any street line	No closer than 1.5 m [4.92 ft.] to any street line	No closer than 1.5 m [4.92 ft.] to any street line

6.5 Additional Provisions

1. The minimum *interior side yard* shall not apply to the party wall shared between two *semi-detached dwelling units*.
2. A *garden suite* shall be subject to a Temporary Use By-law under Section 39 of the *Planning Act* and shall only be permitted as an *accessory use* to a *single detached dwelling*.
3. All applicable provisions of **Section 4 – General Provisions** shall apply.
4. A existing lot of record in an approved subdivision created prior to April 17, 2002 may be developed for a single detached dwelling provided the minimum *lot area* is 350 m² [3,767.4 ft.²] and the minimum *lot frontage* is 10 m [32.8 ft.]. (By-law 992)
5. The requirements of **Table 6.4** shall apply only to a *semi-detached Group or Group Housing or Group Housing Project* as follows:
 - a. The minimum *lot area* shall be 500 m² [5,382.1 ft.²] per *dwelling unit*.
 - b. The minimum *lot frontage* shall be 30 m [98.4 ft.].
 - c. The maximum number of *dwellings* shall be 6.
 - d. The minimum separation distance between *dwellings* shall be 6 m [19.6 ft.].
6. A *private garage* may be *erected* on a *lot* in the Low Density Residential (R1) Zone where the lot is not occupied by a *dwelling* provided the *private garage* is not used or occupied as a dwelling, and provided that the location of the *private garage* will not prevent the construction of a *dwelling* on the same *lot* which will meet the required setbacks of the R1 zone.
7. A *storage container* shall not be permitted as an *accessory use* in the Low Density Residential (R1) Zone.

6.6 Zone Exceptions

See **Section 22** for details.

1. R1-X1 (By-law 511)
2. R1-X2 (Bylaw 139)
3. R1-X3 (By-law 554)
4. R1-X4 (By-law 553)
5. R1-X5