

### PART D – R1 - RESIDENTIAL ZONE

The following provisions shall apply to the use of land and the construction of buildings in all R1 Zones subject to the general provisions under Part B and Part C of this By-Law.

#### 1. PERMITTED USES

- (1) Any person may use land and erect, occupy and maintain buildings and structures thereon for any of the following purposes :
  - (a) Main Use
    - (i) a single detached dwelling.
    - (ii) a group home in a permitted single detached dwelling.  
(2460-86) (3129-95)
    - (iii) public use (2019-64)
  - (b) Accessory Uses, Buildings or Structures
    - (i) Any use, building or structure, which is subordinate and customarily incidental to a main use.
    - (ii) A home occupation.
    - (iii) An office for a professional person.

#### 2. ZONE REQUIREMENTS

- (1) Lot Frontage (minimum): 22.5 metres
- (2) Front Lot Line (minimum): 21.0 metres
- (3) Lot Area (minimum): 743 square metres
- (4) Front Yard Depth (minimum): 7.5 metres
- (5) Rear Yard Depth (minimum): 7.5 metres
- (6) Interior Side Yard Width (minimum)
  - (a) one side: 1.2 metres
  - (b) other side: 3.6 metres except with an attached garage or carport same

- as Section 2.(6)(a) above
- (7) Outside Side Yard (minimum): 4.5 metres
  - (8) Gross Floor Area (minimum): as per the Ontario Building Code (3129-95)
  - (9) Lot Coverage (maximum): 35 percent
  - (10) Building Height (maximum): 10.5 metres
3. MINIMUM PUBLIC UTILITIES
- (1) Any main building shall be serviced by and connected to:
    - (a) an adequate municipal water supply system.
    - (b) an adequate municipal sanitary sewer system.
4. FOR ACCESSORY USES, BUILDINGS OR STRUCTURES PROVISIONS
- See Part C, Section 7 .
5. FOR HOME OCCUPATION PROVISIONS
- See Part C, Section 8.
6. FOR OFFICE FOR A PROFESSIONAL PERSON PROVISIONS
- See Part C, Section 10.
7. FOR OFF STREET PARKING PROVISIONS
- See Part C, Section 15 and 16.
8. SPECIAL PROVISIONS
- (1) This section deleted.  
(3129-95)