

**SECTION 6 - RESIDENTIAL ZONE 1 (R1) REGULATIONS**

6.1 GENERAL USE REGULATIONS

6.1.1 PERMITTED USES

No land, building, or structures shall be used or erected in the Residential Zone 1 (R1) except for the following purposes:

- a) single-unit residential uses;
- b) Only one home occupation per dwelling in accordance with the Provision of subsection 5.27 of this By-law;
- c) accessory uses.
- d) group home dwellings in accordance with the provisions of subsection 5.41 of this By-law.

6.1.2 PERMITTED BUILDINGS AND OTHER STRUCTURES

No building or structures shall be used or erected in the Residential Zone 1 (R1) except for the following purposes:

- a) one single-unit detached dwelling on one lot serviced by a public water supply, sanitary sewage system and storm sewage system;
- b) accessory buildings and structures for the permitted uses.
- c) one group home on one lot serviced by a public water supply, sanitary sewage system and storm sewage system.

6.1.3 MINIMUM LOT AREA

- a) single-unit detached dwellings or group home dwellings 789 square metres

6.1.4 MINIMUM LOT FRONTAGE

- a) single-unit detached dwellings or group home dwellings 18.0 metres

6.1.5 MAXIMUM LOT COVERAGE 30 percent

6.1.6	<u>MINIMUM LANDSCAPED OPEN SPACE</u>	30 percent
6.1.7	<u>MAXIMUM BUILDING HEIGHT</u>	10.6 metres for dwellings
6.1.8	<u>MINIMUM FLOOR AREA</u>	102.0 square metres
6.1.9	<u>MINIMUM FRONT YARD DEPTH</u>	7.6 metres
6.1.10	<u>MINIMUM SIDE YARD WIDTH</u>	
	a) on an interior or through lot	1.2 metres, plus 0.6 metres for each additional storey directly above the first storey
	b) on a corner lot	5.0 metres, on the side yard abutting a street, and 1.2 metres plus 0.6 metres for each additional storey directly above the first storey on the opposite side yard.
	For the purpose of subsection 6.1.10, the 0.6 metre additional requirement shall only apply to those side yards directly adjacent to such additional storey.	
6.1.11	<u>MINIMUM REAR YARD DEPTH</u>	
	7.6 metres, except for any lot on the north side of Riverside Drive, the mid-point of the wall nearest to Lake St. Clair of any new dwelling or any addition to an existing dwelling, shall not extend beyond the established building line. For the purpose of this paragraph only, the established building line shall be the straight line joining the nearest point of the wall of the adjacent dwelling to the nearest point of the wall of the next adjacent dwelling.	
6.1.12	<u>MAXIMUM DENSITY</u>	15 dwelling units per net hectare
6.2	<u>SPECIFIC USE REGULATIONS</u>	
	(None until amended.)	

6.3 EXCEPTIONS

The special regulations contained in this subsection 6.3 shall apply to the area or areas defined below:

6.3.1 DEFINED AREA R1-1 as shown on Schedule "A", Map 2 to this By-law.

a) Other Permitted Use

One additional single-unit detached dwelling in addition to all other uses permitted in the Residential Zone 1 (R1).

b) Other Permitted Buildings and Structures

- i) buildings and structures for the uses permitted in subsection 6.3.1 a);
- ii) accessory buildings and structures for the uses permitted in subsection 6.3.1 a).

6.3.2 DEFINED AREA R1-2 as shown on Schedule "A", Map 2 to this By-law.

a) Other Permitted Uses

Two additional single-unit detached dwellings in addition to all other uses permitted in the Residential Zone 1 (R1).

b) Other Permitted Buildings and Structures

- i) buildings and structures for the uses permitted in subsection 6.3.2 a);
- ii) accessory buildings and structures for the uses permitted in subsection 6.3.2 a).

6.3.3 DEFINED AREA R1-3 as shown on Schedule "A", Map 2 to this By-law.

a) Permitted Use

a general or professional office building and two accessory dwelling units above and four accessory dwelling units to the rear of said building.

b) Permitted Buildings and Structures

the existing buildings and structures.

6.3.4 DEFINED AREA R1-4 as shown on Schedule "A", Map 6 to this By-law.

a) Other Permitted Use

a duplex dwelling;

b) Other Permitted Buildings and Structures

the existing buildings and structures.

6.3.5 DEFINED AREA R1-5 as shown on Schedule "A", Map 21 to this By-law.

a) Minimum Lot Area

Single-unit detached dwellings	725 square metres
--------------------------------	-------------------

b) General

Except for the specific requirement contained in subparagraph (a), all other provisions pertaining to the R1 zone shall apply to lands zoned R1-5.

6.3.6 DEFINED AREA R1-6 as shown on Schedule "A", Maps 16 and 17 to this By-law.

a) Minimum Lot Area

Single-unit detached dwellings	641 square metres
--------------------------------	-------------------

b) Minimum Lot Frontage

Single-unit detached dwellings	15.24 metres
--------------------------------	--------------

c) General

Except for the specific requirements contained in subparagraphs (a) and (b), all other provisions pertaining to the R1 zone shall apply to lands zoned R1-6.

6.3.7 DEFINED AREA R1-7 as shown on Schedule "A", Map 17 to this By-law.

a) Minimum Lot Area

Single-unit detached dwellings	700 square metres
--------------------------------	-------------------

b) Minimum Lot Frontage

Single-unit detached dwellings	15.24 metres
--------------------------------	--------------

c) General

Except for the specific requirement contained in subparagraphs (a) and (b), all other provisions pertaining to the R1 zone shall apply to lands zoned R1-7.

6.3.8 DEFINED AREA R1-8 as shown on Schedule “A”, Map 22 to the By-law.

a) Permitted Uses

The uses permitted in subsection 6.1.1 of this By-law.

b) Permitted Buildings and Structures

Buildings and structures for the permitted uses.

c) Zone Provisions

All lot and building requirements shall be in accordance with subsection 6.1.3 to 6.2, respectively, of this By-law, with the exception of the following site specific regulations:

- |                                 |                   |
|---------------------------------|-------------------|
| i) <u>Minimum Lot Area</u>      | 640 square metres |
| ii) <u>Minimum Lot Frontage</u> | 10 metres         |

6.3.9 DEFINED AREA R1-9 as shown on Schedule “A”, Map 22 to the By-law.

a) Permitted Uses

The uses permitted in subsection 6.1.1 of this By-law.

b) Permitted Buildings and Structures

Buildings and structures for the permitted uses.

c) Zone Provisions

All lot and building requirements shall be in accordance with subsection 6.1.3 to 6.2, respectively, of this By-law, with the exception of the following site specific regulations:

- |                                 |                   |
|---------------------------------|-------------------|
| i) <u>Minimum Lot Area</u>      | 615 square metres |
| ii) <u>Minimum Lot Frontage</u> | 17 metres         |

6.3.10 DEFINED AREA (R1-10) as shown on Schedule “A”, Map 5 of the By-Law.

a) Permitted Uses

The uses permitted in subsection 6.1.1 of this by-law.

b) Permitted Buildings and Other Structures

Buildings and other structures for the permitted uses.

c) Zone Provisions

All lot and building requirements shall be in accordance with subsection 6.1.3 to 6.2, respectively, of this By-law, with the exception of the following site specific regulation:

i) Minimum Rear Yard Depth

1.21 metres