**SECTION 9 RESIDENTIAL TYPE 1 (R1) ZONE**

No person shall within any Residential Type 1 (R1) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions.

* 1. **PERMITTED USES**

**9.1.1 Residential Uses**

 a) single detached dwelling house

 b) existing converted dwelling house

c) group home

d) home business

 e) bed and breakfast establishment

 f) private home daycare in a single detached dwelling only

* + 1. **Non-Residential Uses**

a) public uses or municipal utilities in accordance with the provisions of Section 4.24 of this By-law.

 b) existing place of worship.

* + 1. **Accessory Uses**

Uses, buildings or structures accessory to any of the foregoing permitted uses specified under 5.1.1.1 or 5.1.1.2 hereof and in accordance with the provisions of 4.1 as set forth in this By-law.

* 1. **REGULATIONS FOR RESIDENTIAL USES**
		1. **Minimum Lot Area**

a) public water and sewage disposal 510 m² (5,500 sq. ft.)

b) public water supply and private sewage disposal 1100 m²(12,000 sq. ft.)

c) private water supply and sewage disposal 4000 m² (43,057.05 sq. ft.)

* + 1. **Minimum Lot Frontage**

a) public water and sewage disposal

 1. interior lot 15 m (50 ft.)

 2. corner lot 18.0 m (60 ft.)

b) public water supply and private sewage disposal 36.0 m (120 ft.)

c) private water supply and sewage disposal 46.0 m (150 ft.)

**9.2.3 Minimum Yard Requirements**

 a) front and rear yard depths 6.0 m (20 ft.)

 b) exterior side yard width 6.0 m (20 ft.)

 c) interior side yard width 2.0 m (6.56 ft.)

**9.2.4 Minimum Dwelling Unit Area Requirement**

 a) for dwellings with a full basement 62 m² (670 sq. ft.)

 b) for dwellings with no basement 91 m² (980 sq. ft.)

**9.2.5** Maximum Lot Coverage of All Buildings 25 Percent

* + 1. Minimum Setback from Street Centreline

a) Provincial Highway 24 m (79 ft.)

b) Municipal Road/Connecting Link 16 m (52.5 ft.)

**9.2.7** Minimum Landscaped Open Space Requirement 30 percent

**9.2.8** Maximum Number of Dwelling Houses Per Lot One

**9.2.9** Maximum Number of Dwelling Units per Lot One

**9.2.10** Maximum Height of Buildings 11 m (36 ft.)

* 1. **REGULATIONS FOR NON-RESIDENTIAL USES**

Regulations for single detached dwelling houses as set out in 9.2 shall apply to non-residential uses, excluding 9.2.1, 9.2.2 and 9.2.4

* 1. **GENERAL ZONE PROVISIONS**

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Residential Type 1 (R1) Zone shall apply.