

Division 4 – Residential Zones

Section 4.1 R-1 Single Family Residential Zone

Purpose

The purpose of the R-1 zone is to accommodate single family residential dwellings on parcels of four hundred and sixty (460) square metres.

Permitted Uses

Principal Uses

4.1.1 The following principal use and no others are permitted in an R-1 zone:

- (a) **single family dwelling;**

Auxiliary Uses

and the following **auxiliary** uses and no others are permitted in an R-1 zone:

- (b) **auxiliary building;**
(c) **boarding use;**
(d) **home occupation;**
(e) **family day care for 8 children or less** (Bylaw 1534);
(f) **secondary suite** (Bylaw 1674).

Regulations

4.1.2 In a R-1 zone the following regulations contained in Table 4.1 shall apply (Bylaw 1460):

Table 4.1	
Element	Regulations
Parcel Size and Coverage	
Parcel Area	460 square metres minimum
Parcel Width	
for rectangular shaped parcels	15 metres minimum
for non-rectangular shaped parcels	average of 15 metres minimum and minimum front parcel line of 12 metres
Parcel Coverage	40% maximum for all buildings and structures

Table 4.1	
Element	Regulations
Principal Buildings	
No. of Principal Buildings	1
Setbacks	
front yard	6 metres minimum 4.5 metre minimum in the area within the black line in Figure 4.1
rear yard	6 metres minimum
side yard	
exterior	3.5 metres minimum
interior	1.2 metres minimum from one side parcel line and 1.8 metres minimum from the other side parcel line except (a) where rear access is provided to the parcel from a lane or street or (b) where access is maintained from front to rear yard of a minimum width of 3 metres and a minimum height of 2.15 metres this may be reduced to 1.2 metres minimum
Height	9 metres maximum
Ratio	the longest and shortest dimensions of any single family dwelling shall not exceed a ratio of 3 to 1
Auxiliary Buildings	
No. of Auxiliary Buildings	1
Parcel Coverage of Auxiliary Buildings and Structures	10%
Setbacks	
front yard	6 metres minimum
rear yard	0.6 metres minimum or 1.8 metres from a rear parcel line in the case of a carport or garage opening onto a lane
side yard	
exterior	3.5 metres minimum
interior	0.6 metres minimum
Height	4.9 metres maximum
Fencing	
Height	
in the required front yard	1.2 metres maximum
in any other yard	1.8 metres maximum
Parking	
	Parking in the R-1 zone shall comply with Section 2.9 contained in General Regulations.