

SECTION 8 – VILLAGE RESIDENTIAL LOW DENSITY (R1) ZONE

8.1 Permitted Uses

Within any Village Residential Low Density Zone, no **person** shall **use** any **lot** or **erect**, **alter** or **use** any **building** or **structure** for any purpose except one or more of the following **uses**:

- **Accessory Use** (Section 4.2)
- **Bed and Breakfast Establishment**
- **Dwelling, Accessory Second Unit** (Section 4.4)
- **Dwelling, Detached**
- **Dwelling, Duplex**
- **Dwelling, Group Home**
- **Dwelling, Semi-Detached**
- **Home Occupation** (Section 4.12)

Notwithstanding the above list, permitted **uses** may be restricted through the General Provisions (Section 4).

8.2 Regulations

Within any Village Residential Low Density Zone, no **person** shall **use** any **lot** or **erect**, **alter** or **use** any **building** or **structure** for any purpose except in accordance with the following requirements:

8.2.1 Regulations for Detached & Duplex Dwellings:

8.2.1	Minimum Lot Area	405 m ² (35ha)
8.2.2	Minimum Lot Frontage	13.5 m
8.2.3	Minimum Front Yard	6 m (Section 4.19 & Section 4.20)
8.2.4	Minimum Rear Yard	7.5 m
8.2.5	Minimum Interior Side Yard	1.8 m
	One side yard must be 3m is no attached garage or carport is provided.	
8.2.6	Minimum Exterior Side Yard	4.5 m (Section 4.19 & Section 4.20)
8.2.7	Maximum Lot Coverage	35%
8.2.8	Maximum Building Height	9 m

8.2.2 Regulations for Semi-Detached Dwellings (Each Unit):

8.2.2.1	Minimum Lot Area	300 m ²
8.2.2.2	Minimum Lot Frontage	10 m
8.2.2.3	Minimum Front Yard	6 m (Section 4.19 & Section 4.20)
8.2.2.4	Minimum Rear Yard	7.5 m
8.2.2.5	Minimum Interior Side Yard	1.8 m
	<i>Side yard</i> must be 3 m if no attached garage or carport is provided	
8.2.2.6	Minimum Exterior Side Yard	4.5 m (Section 4.19 & Section 4.20)
8.2.2.7	Maximum Lot Coverage	35%
8.2.2.8	Maximum Building Height	9 m