

5.12 RESIDENTIAL TYPE 1 (R1) ZONE

No person shall within any Residential Type 1 (R1) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

5.12.1 Uses Permitted**a) Residential Uses**

- Single detached dwelling house;
- Existing converted dwelling house;
- Group Home;
- Home Occupation;
- Special Care Facilities, excluding Corrections Residences and Detoxification Centre and Warming/Cooling Centres;
- Transitional Housing Unit.

(By-law No. 2016-0049)

b) Non-Residential Uses

- Park;
- Public use in accordance with the General Provisions of this By-law.

(By-law No. 2016-0049)

c) Accessory Uses

Uses, buildings and structures accessory to any of the permitted uses in accordance with the General Provisions of this By-law.

5.12.2 Zone Provisions

- a) Lot Area (minimum) 550 square metres
- b) Lot Frontage (minimum) 18 metres
- c) Yards:
- i) Front Yard (minimum) 6 metres
- ii) Exterior Side Yard (minimum) 6 metres
- iii) Interior Side Yard:
- 3 metres on one side, 1.2 metres on the other side, plus 0.6 metres on the narrow side for each additional or partial storey above the first, provided, that where a garage or carport is attached to or is within the main building, or the lot is a corner lot, the minimum width of the interior side yard shall be 1.2 metres plus 0.6 metres for each additional or partial storey above the first. The increased side yard requirement does not apply to an attic or loft.
- (By-law No. 02-45)
- iv) Rear Yard (minimum) 7.5 metres
- d) Dwelling Unit Area (minimum) 90 square metres
- e) Landscaped Open Space (minimum) 30 percent

- f) Lot Coverage (maximum) 35 percent
- g) Setback from Street Centreline:
 - In accordance with the General Provisions of this By-law.
- h) Number of Dwelling Houses per Lot (maximum)..... 1
- i) Height of Building (maximum)..... 10 metres
- j) Garage or Carport:
 - i) Setback from Front Lot Line (minimum).....6 metres
 - ii) Where the garage or carport contains the opening for vehicular access from a lot line other than the front lot line, the setback shall be a minimum of 6.0 metres from the lot line that the driveway crosses to access the attached garage or carport, and
 - iii) The wall of the attached garage or carport facing the public street shall not be located more than 2.0 metres closer to the front lot line than the dwelling house.
(By-law No. 03-61)

5.12.3 General Provisions

In accordance with Section 4, General Provisions, of this By-law.

5.12.4 Exception Zone Provisions - Residential Type 1 (R1) Zone

5.12.4.1 Residential Type 1 Exception One (R1-1) Zone

(Part of Lots 15 and 16, Concession 7, in the Geographic Township of North Fredericksburgh)

Within the R1-1 Zone the following provisions apply:

- a) Lot Area (minimum)..... 1,390 sq. metres
- b) Lot Frontage (minimum).....22.8 metres

5.12.4.2 Residential Type 1 Exception Two (R1-2) Zone

(Part of Lot 16, Concession 6, in the Geographic Township of North Fredericksburgh)

Within the R1-2 Zone, one (1) apartment dwelling unit is permitted as a second dwelling unit provided:

- a) Lot Area (minimum)..... 1,390 sq. metres.

5.12.4.3 Residential Type 1 Exception Three (R1-3) Zone

(Part of Lot 16, Concession 1, in the Geographic Township of Richmond)

Within the R1-3 Zone, the following provision applies:

- a) Front Yard (minimum).....8 metres
- b) The maximum lot coverage shall be 35% excluding decks and porches. Porches and decks will be permitted to a maximum lot coverage of 5%.

(By-law No. 2011-39)

5.12.4.4 Residential Type 1 Exception Four (R1-4) Zone

(Part of Lot 16, Concession 1, in the Geographic Township of Richmond)

Within the R1-4 Zone, the following provisions apply:

- a) Lot Frontage (minimum).....15 metres
- b) Front Yard (minimum).....8 metres
- c) Environmental Protection Zone Setback (minimum).....10 metres
- d) The maximum lot coverage shall be 35% excluding decks and porches. Porches and decks will be permitted to a maximum lot coverage of 5%.
- e) Notwithstanding Section 4.22 c) of this By-law on lands zoned Residential Type One Exception Four (R1-4) and Residential Type Five Exception Five (R1-5) a total of four (4) model homes shall be permitted.

(By-law No. 2011-39)

5.12.4.5 Residential Type 1 Exception Five (R1-5) Zone

(Part of Lot 16, Concession 1, in the Geographic Township of Richmond)

Within the R1-5 Zone, the following provision applies:

- a) Lot Frontage (minimum).....15 metres
- b) Environmental Protection Zone Setback (minimum).....10 metres
- c) The maximum lot coverage shall be 35% excluding decks and porches. Porches and decks will be permitted to a maximum lot coverage of 5%.
- d) Notwithstanding Section 4.22 c) of this By-law on lands zoned Residential Type One Exception Four (R1-4) and Residential Type Five Exception Five (R1-5) a total of four (4) model homes shall be permitted.

(By-law No. 2011-39)

5.12.4.6 Residential Type 1 Exception Six (R1-6) Zone

Within the R1-6 Zone, the following provisions apply:

- a) Front yard: (minimum).....3.5 metres
(maximum).....8.5 metres
- b) Exterior side yard (minimum).....3.5 metres
- c) The minimum lot frontage requirements shall be calculated at the minimum front yard depth of 6 metres

5.12.4.7 Residential Type 1 Exception Seven (R1-7) Zone

(Part of Lot 22, Concession 7, in the Geographic Township of North Fredericksburgh)

Within the R1-7 Zone, the following provisions apply:

- b) Uses Permitted
Uses permitted include:
 - Two (2) dwelling units per dwelling house

(By-law No. 05-57)

5.12.4.8 Residential Type 1 Exception Eight (R1-8) Zone

(Part Lot 21, Concession 7, in the Geographic Township of North Fredericksburgh)

Within the R1-8 Zone, the following provisions apply:

- a) Lot frontage (minimum) 2 metres
(By-law No. 2014-09)