

## SECTION 11 DISTRICT RULES

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### 11.1 SINGLE DETACHED RESIDENTIAL (R1) DISTRICT

#### 11.1.1 Purpose

The purpose of this District is to provide for low density residential development in the form of single detached dwellings with provisions for complementary uses.

##### (a) Permitted Uses

- accessory buildings and uses
- parks and playgrounds
- satellite dish antennas
- single detached dwellings

##### (b) Discretionary Uses

- churches
- home occupations-minor
- public uses and utilities
- Child Care Facility

#### 11.1.2 Site Provisions

In addition to the Regulations contained in Section 9, the following standards shall apply to every development in this district.

(a)	Lot Area (minimum):	418 m <sup>2</sup> (4,500 ft <sup>2</sup> )
(b)	Lot Width (minimum):	12.2 m (40 ft)
(c)	Front Yard (minimum):	6.1 m (20 ft)
(d)	Rear Yard (minimum):	7.6 m (25 ft)
(e)	Side Yard (minimum):	3.3 m (10 ft) for corner site, street side 1.5 m (5 ft) for all other sites
(f)	Floor Area (minimum):	93 m <sup>2</sup> (1,000 ft <sup>2</sup> ) for single detached dwelling
(g)	Building Height (maximum):	8.5 m (28 ft) for principal building 4.3 m (14 ft) for accessory building
(h)	Lot Coverage (maximum):	40 percent

### 11.1.3 Additional Requirements

- (a) The relocation of existing residences shall not be allowed in this district.
- (b) In the case of a lane less subdivision the Development Authority shall ensure that lot widths and side yard setbacks are sufficient to accommodate front drive garages.
- (c) The Development Authority may decide on such other requirements as are necessary having regard to the nature of a proposed development and the intent of this district.
- (d) Required landscaped areas not covered by seed/sod may include in combination with shrubs/flowers, any or all of the following:
  - (i) Mulch beds consisting of landscaping fabric and mulch with a minimum depth of 5 cm (1.97 in).
  - (ii) Rip-Rap Rock Beds consisting of landscaping fabric and rock with a diameter of not less than 10 cm. (3.94 in).
  - (iii) Crushed Rock consisting of landscaping fabric and rock with a diameter of 2.5 cm (.98 in) or less;
  - (iv) Paving Stones/Stamped Asphalt or Concrete for walkways, outdoor eating areas, parking lots may be considered for up to 50% of the required landscaped area or
  - (v) Raised Planters constructed with concrete, concrete blocks or wood with a height of not less of .61 cm (2 ft) or flower boxes attached to the building structure.
- (e) No permanent trees, shrubs or structures may be placed within 10 feet of the curb of the street to allow for snow plowing and snow storage.
- (f) All residential parking lots must be constructed of concrete, asphalt or paving stones within one year of occupancy.
- (g) A minimum of 50% of the front yard shall be landscaped.