

SECTION 8 - ZONE R-1: SETTLEMENT RESIDENTIAL**8.1 Permitted Uses**

Within a Zone R-1, no land shall be used and no building or structure shall be erected or used except for one of the Permitted Uses listed in Column 1 below.

8.2 Regulations

Within a Zone R-1, no land shall be used and no building or structure shall be erected or used except in conformity with the applicable regulations contained in Section 6 entitled "General Regulations" and the additional regulations listed in Column 2 below for the specific uses.

<u>Sub-Section</u>	<u>Column 1</u> <u>Permitted Uses</u>	<u>Column 2</u> <u>Additional Regulations</u>
8.2.1	Residential Building - One Unit which may include:	In conformity with the provisions of sub-section 8.3
	(a) Private Home Day Care	
	(b) A home occupation or office, base or headquarters for the occupant	In conformity with the provisions of sub-section 6.18
8.2.2	A Group Home - Type "A"	In conformity with the provisions of sub-sections 8.3 and 6.26
8.2.3	Residential Building - Duplex	In conformity with the provisions of sub-section 8.3
8.2.4	<u>Accessory Uses:</u>	
	(a) Buildings or structures accessory to the foregoing permitted uses	In conformity with the provisions of sub-section 6.4

8.3 Additional Regulations

8.3.1	Minimum Lot Area	1,390 square metres
8.3.2	Minimum Lot Width	30 metres
8.3.3	Minimum Lot Frontage	
	a) Interior Lot	18 metres
	b) Corner Lot	30 metres

8.3.4 Minimum Side Yards - Each Side

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|--|---------------------------------|--|
| (a) | Residential Building - One Unit | 1.2 metres |
| (b) Other Permitted Uses
(excluding accessory uses) | | |
| i) | One Storey | 1.2 metres |
| ii) | More than One Storey | Equal to 1/2 building height but in no case less than 3 metres |

* In any case where required off-street parking is to be provided in a side or rear yard, one side yard shall be not less than 3 metres.

8.3.5 Minimum Rear Yard 7.5 metres

8.3.6 Minimum Ground Floor Area - Residential Building - One Unit

- | | | |
|-----|----------------------|-------------------|
| (a) | One Storey | 100 square metres |
| (b) | More than One Storey | 70 square metres |

8.3.7 Minimum Floor Area Per Dwelling Unit - Residential Building - Duplex 70 square metres

8.3.8 Maximum Lot Coverage - All Buildings 30% of Lot Area

8.3.9 Off-Street Parking In conformity with the provisions of sub-sections 6.11 and 6.13