

## SECTION 6 - RESIDENTIAL TYPE ONE ZONE (R1) REGULATIONS

### 6.1 GENERAL USE REGULATIONS

No person shall within the R1 zone use any lot or erect, alter or use any building or structure except in accordance with the following regulations:

#### 6.1.1 Permitted Uses

- a) single unit dwellings;
- b) only one home occupation per dwelling unit in accordance with the provisions of subsection 6.2.2 of this by-law;
- c) uses accessory to the foregoing use in accordance with subsection 5.19 of this by-law.

#### 6.1.2 Permitted Buildings and Other Structures

- a) one (1) single unit dwelling on one (1) lot;
- b) accessory buildings and structures for the permitted uses.

#### 6.1.3 Zone Provisions

- a) Minimum Lot Area 9,000 square feet
- b) Minimum Lot Frontage 75 feet
- c) Minimum Lot Depth 120 feet
- d) Maximum Lot Coverage 40 percent (includes accessory buildings)

e) Minimum Yard Dimensions For Main Buildings

(see subsection 5.19 for Accessory Building Requirements)

- |      |                                  |  |
|------|----------------------------------|--|
| i)   | Minimum Front Yard Depth         | 50 feet  |
| ii)  | Minimum Rear Yard Depth          | no part of any new dwelling or any addition to an existing dwelling, shall extend beyond the established building line. For the purpose of this paragraph only, the established building line shall be the straight line joining the nearest point of the wall of the adjacent dwelling to the water's edge of Lake St. Clair, to the nearest point of the wall of the next adjacent dwelling on the other side of the subject property to the water's edge to Lake St. Clair. In the event that either abutting property is vacant, the established building line shall be drawn from a point 50 feet back from the water's side of the shore protection work |
| iii) | Minimum Interior Side Yard Width | the lesser of 10 feet or 15 percent of the lot frontage  |

f) Maximum Height of Main Buildings 35 feet

6.2 SPECIFIC USE REGULATIONS

In addition to the general regulations outlined in subsection 6.1 of this by-law, the following additional regulations shall apply to certain specific uses permitted in subsection 6.1.1.

6.2.1 Special Setback Requirements for Accessory Buildings and Structures

Notwithstanding subsection 5.19 of this by-law, no accessory buildings or structures shall be permitted within the required rear yard in the Residential R1 zone.

#### 6.2.2 Regulations for Home Occupations

Home occupations as defined herein shall:

- i) be clearly secondary to the residential use of the property and have only members of the family permanently residing at the property engaged in the business;
- ii) have no external display or advertisement;
- iii) have no external storage of materials, containers or finished products;
- iv) not change the character of the dwelling;
- v) not create or become a public nuisance, particularly in regard to noise, traffic, loading or unloading, parking or additional refuse;
- vi) not use mechanical equipment, the operation of which would result in any undue noise, fumes, dust, or odour escaping to any adjoining premise;
- vii) not occupy more than 20 percent of the gross floor area of the dwelling unit and/or attached garage, including in the gross floor area any basement or attached garage, or 200 square feet whichever is the lesser;
- viii) have the location of all parts of a home occupation, other than the parking of commercial vehicles, confined within the dwelling unit and/or attached garage;
- ix) not be used to assemble or rally such persons for transportation to a work site;
- x) not include any on-site retail use as part of the home occupation;

- xi) not include any commercial vehicles, parked outdoors, in association with the home occupation;
- xii) include only an office or consulting room for a business or professional person or agent where no consulting is done on site, an office for a trade such as a house builder, painter, or electrician, an office for a charitable organization, a workroom for a caterer, dressmaker, tailor or artist, a mail order establishment, an electronic communication establishment and any other use similar in nature which conforms to the preceding criteria and which the Committee of Adjustment, upon application, permits.

### 6.3 EXCEPTIONS

Notwithstanding any other provisions of this by-law, the special regulations contained in this subsection (6.3) shall apply to the area or areas defined below.

#### 6.3.1 DEFINED AREA R1-1 as shown on Schedule "A" of this by-law.

a) Permitted Uses

Uses permitted in subsection 6.1.1 of this by-law and accessory boat docks for the exclusive non-commercial use of residents in the R1-1 and R3-5 defined areas.

b) Permitted Buildings and Other Structures

Buildings and structures for the permitted uses.

c) Zone Provisions

All lot and building requirements shall be in accordance with subsections 6.1.3 and 6.2 of this by-law.

6.3.2 DELETED BY BY-LAW 2009-16

6.3.3 DELETED BY BY-LAW 2009-16