

DIVISION ELEVEN - R-1 RESIDENTIAL SINGLE AND TWO FAMILY ZONE

PURPOSE

The purpose of this zone is to permit conventional, low density urban residential development.

11.1 PERMITTED USES

The use of any parcel of land in this zone shall be in accordance with the provisions herein and any use of buildings, structures, or land not in accordance with these provisions shall be prohibited:

- (a) Single family dwellings, two family dwellings, or mobile homes;
- (b) Professional practice, homecraft or occupation;
- (c) Accessory buildings; and
- (d) Parks and playgrounds.

11.2 MINIMUM PARCEL SIZE

The minimum parcel size, except for parks and playgrounds where no minimum parcel size shall be required, shall be as follows:

- (a) 700 square metres for a single family dwelling, two family dwelling or mobile home served by a community water system and a community sewer system;
- (b) 925 square metres for a single family dwelling or mobile home served by a community water system but no community sewer system;
- (c) 1,400 square metres for a two family dwelling served by a community water system but no community sewer system; or
- (d) 8,000 square metres for a single family dwelling, mobile home, or two family dwelling not served by a community water system or community sewer system.

11.3 SETBACKS

(a) **Front**

The front setback shall be 6 metres.

(b) **Side**

The side setback shall be 1.5 metres, unless the side lot abuts a street where it shall be 4.5 metres, except where varied in accordance with the Highway Act.

(c) **Rear**

The rear setback shall be 6 metres, except in the case of accessory buildings where it shall be 1.5 metres.

11.4 HEIGHT OF BUILDINGS

The maximum height permitted shall be:

- (a) 12 metres for the single family dwelling, two family dwelling or mobile home; and
- (b) 5 metres for any accessory building.

11.5 DWELLINGS PER PARCEL

There shall be no more than one single family dwelling, two family dwelling, or mobile home on any parcel.

11.6 CONDITIONS OF USE

- (a) Mobile homes permitted under Section 11.1 (a) shall be subject to the following conditions:
 - i) The mobile home shall have a minimum floor dimension between the exterior surfaces of the exterior walls of 6.5 metres;
 - ii) The mobile home shall comply with the provisions of the current edition of the British Columbia Building Code or to Canadian Standards Association Z240 Standards;
 - iii) The mobile home shall be placed on a foundation complying with the provisions of the current edition of the British Columbia Building Code; and
 - iv) The mobile home shall be protected by skirting.
- (b) Professional practice, homecraft or occupation permitted under Section 11.1 (b) shall be carried out primarily by residents on the property and confined to the interior of the single family dwelling or mobile home and shall not:
 - i) create a nuisance;

- ii) involve exterior storage of any materials used directly or indirectly in the processing or resulting from the processing of any product of such craft or occupation;
 - iii) involve material or products that produce inflammable or explosive vapours or gases under ordinary temperatures; and
 - iv) involve advertising or identification signs exceeding 0.3 square metres in area.
- (c) Each accessory building permitted under Section 11.1 (c) shall not exceed a maximum floor area of 65 square metres except where the minimum parcel size is 4,000 square metres or greater.
- (d) The maximum lot coverage permitted shall be 25 percent of the parcel area.
- (e) Fences shall be:
- i) not more than 1 metre high in front yards; and
 - ii) not more than 2 metres high in side and rear yards.

11.7 OFF-STREET PARKING

- (a) Off-street parking shall be provided in accordance with the provisions of Section 3.7 of this Bylaw.
- (b) The number of parking spaces required shall be as follows:

<u>Use</u>	<u>Parking Required</u>
Single family dwellings, two family dwellings, or mobile homes	2 parking spaces per dwelling unit