

**5.25 Residential One (R – 1) Zone**

Sections 5.25.1 through 5.25.7 apply to any lot in the R - 1 Zone.

**Purpose:**

This zone provides for traditional single-family residences.

**Permitted Uses:**

**5.25.1** On any lot, the following uses are permitted:

- (a) one single-family residential dwelling
- (b) bed and breakfast accommodation

**Lot Area and Frontage**

**5.25.2** The minimum lot area is 450 square metres.

**5.25.3** The minimum lot frontage is 15 metres, except for lots fronting on cul-de-sacs or outside corners where the minimum is reduced to 11 metres.

**Lot Coverage**

**5.25.4** The maximum lot coverage of all buildings is 35% for lots with greater than or equal to 600 square metres lot area, and 40% for lots with less than 600 square metres lot area.

**Minimum Dimensions Required for Yards**

**5.25.5** Yards in this zone must have the following minimum dimensions:

- Front yard: minimum 4.0 metres
- Rear yard: minimum 7.0 metres for "fee-simple lots; 5.0 metres for "strata lots"
- Side yard: minimum 1.5 metres
- Side yard adjoining a local road: minimum 3.5 metres
- Front or side yard adjoining a highway, arterial or collector road: minimum 4.5 metres

**5.25.6** In order to provide adequate parking area, the setback in front of the opening to a garage (measured to the face of the garage door) or to a carport (measured to the outside of the support columns) shall be minimum 6.0 metres, except for lots created or where building permits were issued between January 1, 1998 and the original date of final adoption of this bylaw (minimum 5.0 metres during this period).

**Building Height:**

**5.25.7** The maximum height of a principal building is 8.0 metres.