## PART 11: RA (RURAL AREA) ZONE (RC-Feb 19/98;M-Apr 27/98)

### 11.1 PERMITTED USES

Residential Uses
Single Unit Dwellings
Existing mobile dwellings
Mobile dwellings at Silver Court, Cow Bay (HECC-Nov 2/00;E-Nov 26/00)

## Business Uses

Bed and breakfast establishments in conjunction with permitted dwellings Home business uses

## Resource Uses

Forestry uses
Agriculture uses
Fishing and fishing related uses on lots which are located on a saltwater watercourse, or are located on Bissett Road, Cow Bay Road, or Dyke Road

## Community Uses

Open space uses excluding commercial recreation uses

### 11.2 RA ZONE REQUIREMENTS

Minimum Lot Area
Minimum Lot Frontage
Minimum Lot Width
Minimum Front or Flankage Yard
Minimum Rear or Side Yard
Maximum Lot Coverage
Maximum Height of Main Building
$\mathbf{5 0 , 0 0 0}$ square feet
200 feet
100 feet
20 feet
8 feet
35 percent
35 feet

### 11.3 OTHER REQUIREMENTS: BED AND BREAKFAST ESTABLISHMENTS

Where any bed and breakfast establishments are permitted in any RA Zone, the following shall apply:
(a) Not more than three (3) rooms may be let;
(b) No window display and not more than one (1) business sign shall be permitted and no such sign shall exceed four (4) square feet ( 0.4 m 2 ) in area; and
(c) One (1) off-street parking space in addition to that required for the dwelling shall be provided for each room to be let.

### 11.4 OTHER REQUIREMENTS: HOME BUSINESS USES

Where home business uses are permitted in any RA Zone, the following shall apply:
(a) Any home business shall be wholly contained within the dwelling which is the principal residence of the business operator.
(b) No accessory building shall be used for the storage or display of materials, goods, supplies or equipment related to the operation of the business.
(c) In no case shall any home business use occupy more than three hundred (300) square feet ( $\mathbf{2 7 . 9} \mathbf{~ m}^{2}$ ) gross floor area.
(d) No mechanical equipment shall be used except that which is reasonably consistent with the use of a dwelling and which does not create a nuisance by virtue of noise, vibration, glare, odour or dust or which is obnoxious.
(e) No outdoor storage or display of materials, goods, supplies, or equipment related to the operation of the business use shall be permitted.
(f) No more than one (1) sign, which shall be affixed to the main dwelling, shall be permitted for any business and no such sign shall exceed two (2) square feet ( $0.2 \mathrm{~m}^{2}$ ) in area.
(g) One additional off-street parking space, other than that required for the dwelling shall be provided for every one hundred and fifty (150) square feet ( $13.9 \mathrm{~m}^{2}$ ) of floor area devoted to any business.
(h) No exterior alterations to the dwelling related to the business use shall be permitted except to meet fire safety, structural safety, or health regulations.
(i) No retail operation shall be permitted except where retail is accessory to a business use which involves the production of goods or crafts or the provision of a service.

### 11.5 OTHER REQUIREMENTS: RESOURCE USES

In any RA Zone, where resource uses are permitted, the following shall apply:
(a) For agricultural uses, no barn, stable, feedlot, or manure pile shall be located closer than fifty feet from any lot line or closer than 300 feet from any watercourse or potable water supply except for water supplies on the same lot. Greenhouse operations shall be limited to five (5) percent of the total lot area, to a maximum of 5000 square feet of gross floor area.
(b) For forestry uses, no sawmill, open storage, or outdoor display shall be located closer than fifty feet from any lot line nor closer than 100 feet from any dwelling except a dwelling located on the same lot. No more than 10 percent of the total lot area may be devoted to the sawmill use, inclusive of buildings, working areas and log/lumber storage.

