

## PART 7: R-1A (AUXILIARY DWELLING UNIT) ZONE

### 7.1 R-1A USES PERMITTED

No development permit shall be issued in any R-1A (Auxiliary Dwelling Unit) Zone except for the following:

#### Residential Uses

Single unit dwellings;  
Auxiliary dwelling units;  
Day care facilities for not more than seven (7) children in conjunction with permitted dwellings; and  
Offices in conjunction with permitted dwellings  
Bed & Breakfasts  
Open space uses

### 7.2 R-1A ZONE REQUIREMENTS: RESIDENTIAL USES

In any R-1A Zone where uses are permitted as Residential Uses, no development permit shall be issued except in conformity with the following:

Minimum Lot Area:	on-site services	29,064 square feet (2700 m <sup>2</sup> )
	central water	12,000 square feet (1118 m <sup>2</sup> )
	central sewer	10,000 square feet (929 m <sup>2</sup> )
Minimum Frontage:	on-site services	100 feet (30.5 m)
	central sewer	75 feet (23 m)
Minimum Front or Flankage Yard		20 feet (6.1 m)
Minimum Rear or Side Yard		8 feet (2.4 m)
Maximum Lot Coverage		35 per cent
Maximum Height of Main Building		35 feet (10.7 m)

### 7.3 OTHER REQUIREMENTS: AUXILIARY DWELLING UNITS

Where auxiliary dwelling units are permitted in any R-1A Zone, the following shall apply:

- (a) the maximum gross floor area of any auxiliary dwelling unit shall not exceed (40) per cent of the gross floor area of the dwelling.
- (b) there shall be no more than one (1) entrance along the front wall of the dwelling;
- (c) the power meter for the auxiliary dwelling unit shall not be located on the front facade of the dwelling; and
- (d) one (1) off-street parking space shall be provided for any auxiliary dwelling unit.

### 7.4 OTHER REQUIREMENTS: BED AND BREAKFASTS

Where a bed & breakfast is permitted in any R-1 Zone, the following shall apply:

- (a) The bed & breakfast shall be wholly contained within the dwelling which is the principle residence of the operator of the establishment;

- (b) Not more than three (3) rooms may be let;
- (c) No window display and not more than one (1) business sign shall be permitted and no such sign shall exceed two (2) square feet (0.2 m<sup>2</sup>) in area; and
- (d) One off-street parking space in addition to that required for the dwelling shall be provided for each room to be let.

#### 7.5 OTHER REQUIREMENTS: OPEN SPACE USES

In any R-1A Zone, where open space uses are permitted, no development permit shall be issued except in conformity with the provisions of Part 22.

#### 7.6 OTHER REQUIREMENTS: OFFICE USES

Where offices are permitted in any R-1A Zone, the following shall apply:

- (a) Any office shall be wholly contained within the dwelling which is the principle residence of the operator of the office.
- (b) No individuals who are not residents in the dwelling shall be employed in the office.
- (c) No more than twenty-five (25) per cent of the gross floor area shall be devoted to any office, and in no case shall any office occupy more than three hundred (300) square feet (28 m<sup>2</sup>).
- (d) No open storage or outdoor display shall be permitted.
- (e) **Not more than one (1) business sign shall be permitted and no such sign shall exceed two (2) square feet (0.2 m<sup>2</sup>) in area. The height of the sign shall be restricted to eight (8) feet or less and not be attached to a dwelling. (RC-Jun 30/09;E-Sep 5/09)**
- (f) One off-street parking space, other than that required for the dwelling, shall be provided for every one hundred and fifty (150) square feet (14 m<sup>2</sup>) of floor area devoted to any office.

#### 7.7 OTHER REQUIREMENTS: DAY CARE FACILITIES

Where day care facilities are permitted in any R-1A Zone, the following shall apply:

- (a) With the exception of outdoor play space, any day care facility shall be wholly contained within the dwelling, which is the principle residence of the operator of the facility.
- (b) No open storage or outdoor display shall be permitted.
- (c) **Not more than one (1) business sign shall be permitted and no such sign shall exceed two (2) square feet (0.2 m<sup>2</sup>) in area. The height of the sign shall be restricted to eight (8) feet or less and not be attached to a dwelling. (RC-Jun 30/09;E-Sep 5/09)**
- (d) One off-street parking space, other than that required for the dwelling, shall be provided.