

## 6.0 RESIDENTIAL 1 (R1) ZONE

### 6.1 PURPOSE

The purpose of the R1 zone is to provide for medium density residential development in the form of single family detached and duplex dwellings.

### 6.2 PERMITTED USES

The following *Uses* and no others shall be permitted in the R1 Zone:

1. *Single Family Dwelling*;
2. *Duplex*;
3. *Short Term Vacation Rental* (per Bylaw 796, 2019)

#### **Accessory Uses**

4. *Bed and Breakfast* – see Section 4.13
5. *Secondary Suite*
6. *Home Occupation – Minor* – see section 4.11.1
7. *Home Occupation – Major* – see section 4.11.2
8. *Accessory Buildings*

#### **Site Specific Permitted Uses**

9. *Greenhouse Operation*, permitted only in the case of Lot 4, Plan 19779, SE ¼, D.L. 7354.
10. Notwithstanding Sections 6.3 and 4.3 of Zoning Bylaw No. 610, 2007:
  - I. A maximum of two *Single Family Dwellings* are permitted on Lot 2, District Lot 7356, Cariboo Plan PGP 10406, and no *Short Term Vacation Rental* use shall be permitted on this property.
  - II. The following regulations apply specifically to Lot 2, District Lot 7356, Cariboo Plan PGP 10406
    - a) The minimum *Floor Area* of the smaller *Single Family Dwellings* is 37 m<sup>2</sup>.
    - b) The minimum *Rear Parcel Setback* is 1.8 meters.
    - c) Only one *Accessory Building* is permitted to a maximum *Floor Area* of 50% of the smaller *Single Family Dwelling*.
    - d) Only one *Secondary Suite* is permitted and is subject to the regulations set out in Section 6.4.2.

### 6.3 REGULATIONS

On a parcel located in an area Zoned as R1, no *Building* or *Structure* shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

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COLUMN I Matter to be Regulated	COLUMN II Regulations
1. Minimum <i>Parcel Area</i> for <i>Single Family Dwelling</i> (per Bylaw 806, 2019)	540 m <sup>2</sup>
2. Minimum <i>Parcel Area</i> for <i>Duplex</i> which is situated on one parcel	930 m <sup>2</sup>
3. Minimum <i>Parcel Area</i> for <i>Duplex</i> which is divided into two separate parcels with common interior wall	465 m <sup>2</sup> per parcel
4. Minimum <i>Parcel Width</i> for a <ul style="list-style-type: none"> <li>• <i>Single Family Dwelling</i> (per Bylaw 806, 2019)</li> <li>• <i>Duplex</i> which is situated on one parcel</li> <li>• <i>Duplex</i> which is divided into two separate parcels</li> </ul>	18 m 22 m 11 m per dwelling unit
5. Minimum <i>Building Width</i>	6 m
6. Minimum <i>Floor Area</i> of <i>Single Family Dwelling</i> (per Bylaw 806, 2019)	55 m <sup>2</sup>
7. Maximum <i>Floor Area</i> of <i>Accessory Building</i>	50% of the <i>Floor Area</i> of the <i>Single Family Dwelling</i>
8. Maximum <i>Height</i> of: <ul style="list-style-type: none"> <li>• <i>Principal Building</i></li> </ul>	10 m
9. Maximum <i>Height</i> of <i>Fences</i> : <ul style="list-style-type: none"> <li>• within <i>Front Yard</i></li> <li>• in all other cases</li> <li>• for cul-de-sac or expanded elbow, see Section 4.14</li> </ul>	1.1 m 2 m
10. Minimum <i>Setback</i> of <i>Principal Buildings</i> from: (per Bylaw 806, 2019) <ul style="list-style-type: none"> <li>• <i>Front Parcel Line</i></li> <li>• <i>Rear Parcel Line</i></li> <li>• <i>Interior Side Parcel Line</i></li> <li>• <i>Exterior Side Parcel Line</i></li> <li>• <i>Exterior Side Parcel Line on a corner lot</i></li> <li>• <i>Front Parcel Line on a corner lot</i></li> </ul>	4 m 4 m 2 m 3 m 5 m 6 m
11. Minimum <i>Setback</i> of <i>Accessory Buildings</i> from:	

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COLUMN I Matter to be Regulated	COLUMN II Regulations
<ul style="list-style-type: none"> <li>• <i>Front Parcel Line</i></li> <li>• <i>Rear Parcel Line</i> <ul style="list-style-type: none"> <li>• when it abuts the <i>Interior Side Parcel Line</i> of another parcel</li> </ul> </li> <li>• <i>Interior Side Parcel Line</i></li> <li>• <i>Exterior Side Parcel Line</i></li> <li>• <i>Exterior Side Parcel Line on a corner lot</i></li> </ul>	<p>6 m</p> <p>1.5 m</p> <p>1.5 m</p> <p>1 m</p> <p>3 m</p> <p>5 m</p>
<p>12. Maximum <i>Parcel Coverage</i> (per Bylaw 806, 2019)</p>	<p>50%</p>

**6.4 SPECIAL REGULATIONS**

**6.4.1 CONDITIONS OF USE FOR MANUFACTURED HOUSING AND MOBILE HOMES(PER BYLAW 818, 2020)**

- a) All *Manufactured Housing* and *Mobile Homes* must meet Canadian Standard Association Z240 or A277 standards, and if it is a *Mobile Home* it must have a minimum *Floor Area* of 55 m<sup>2</sup> and contain skirting covering the base of the *Mobile Home*. The skirting shall have a removable access panel at least 1.2 m wide to provide access to the area enclosed by the skirting.
- b) All *Manufactured Housing* and *Mobile Homes* shall have foundations in compliance with the British Columbia Building Code.
- c) No additions to *Manufactured Housing* or *Mobile Homes* are permitted except for the following:
  - carports;
  - vestibules or entrance halls up to a maximum of 7 m<sup>2</sup>;
  - rooms, provided that the means of egress from the home is not restricted or diminished by any part of the addition.
- d) Additions to *Manufactured Housing* and/or *Mobile Homes* shall not exceed 100% of the total floor area of the *Manufactured Housing* or *Mobile Home* to which it is attached. All additions must also comply with the B.C. Building Code.

**6.4.2 CONDITIONS OF USE FOR SECONDARY SUITES**

- a) Only one (1) *Secondary Suite* per *Single Family Dwelling* is permitted; (per Bylaw 806, 2019)

- b) The *Secondary Suite* is constructed in accordance to the applicable Building Code regulations and has been approved by a building inspector; and
- c) A separate entrance to the *Secondary Suite* is provided;
- d) One (1) additional hard surface, dust free off-street *Parking Space* is provided on the property; and
- e) Home Occupation – Minor is permitted within a *Secondary Suite*. (per Bylaw No. 731, 2014)

#### 6.4.3 INTERIOR SIDE PARCEL LINE SETBACK EXCEPTION

Where a *Duplex* is divided into two separate parcels, the minimum *Interior Side Parcel Line Setbacks* shall not apply where there is a common wall shared between the *Dwelling Units*.

#### 6.4.4 ACCESSORY USES AND ACCESSORY BUILDINGS

- a) No *Accessory Building* or *Structure* shall be erected on any parcel unless the *Principal Building* to which the *Accessory Building* is an incidental *Use* has been erected or will be erected simultaneously with the *Accessory Building*.
- b) An *Accessory Building* shall not be located closer than 1.2 m from any *Lane*, except in the case of a *Lane* intersection where the provisions for *Fences* shall apply.
- c) An *Accessory Building* or *Structure* shall not be used as a *Dwelling*.
- d) Not more than two-thirds of the width of the *Rear Yard* of any parcel shall be occupied by *Accessory Buildings*.
- e) The total combined *Floor Area* of the *Accessory Buildings* shall not exceed the lesser of 10% of the *Parcel Area* or 50% of the *Floor Area* of the *Principal Building*.
- f) The conditions for *Accessory Buildings* shall apply also to outdoor swimming pools, except that
  - 1) The swimming pool may not be located within any *Front Yard*.
  - 2) The swimming pool may not be located:
    - i) closer than 1.5 m to any *parcel line*; and
    - ii) closer than 1.5 m to the *Principal Building*.
  - 3) The swimming pool shall be located within a fenced yard or be surrounded by a *Fence* or equivalent barrier or not less than 1.5 m in *Height* and has a gate closure and a latch.
- g) No more than three (3) *Accessory Buildings* shall be permitted on a parcel.

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