

**SECTION 8. RESIDENTIAL FIRST DENSITY (R1) ZONE**

The Residential First Density (R1) Zone applies exclusively to lots developed for the purposes of single unit dwellings in the village areas of Rodney and West Lorne on, for the most part, lands designated ‘Residential’ in the West Elgin Official Plan. Within the R1 zone, standards apply to such matters as minimum lot area, minimum lot frontage, minimum setbacks from property lines (i.e. front yard depth, rear yard depth) maximum building height and maximum lot coverage. Lands zoned R1 are, or are intended to be, fully serviced by the municipal water supply system and municipal sanitary sewage system. The R1 zone has a minimum lot frontage of 15 m (50 feet) and a minimum lot area of 600 sq m (6458 sq ft). Existing lots with less than the minimum lot frontage and/or minimum lot area are exempt from meeting these requirements as long as the minimum required setbacks and maximum lot coverage and maximum building height standards are complied with.

**8.1 GENERAL USE REGULATIONS**

**8.1.1 PERMITTED USES**

No land shall be used and no buildings or structures shall be erected, used or altered in the Residential First Density (R1) Zone except for the following purposes:

- home occupation
- single unit dwelling

TABLE 8-1

**RESIDENTIAL FIRST DENSITY (R1) ZONE STANDARDS**

1	Minimum Lot Area	600 m <sup>2</sup>
2	Minimum Lot Frontage <ul style="list-style-type: none"><li>a) On a corner lot</li><li>b) On an interior lot</li></ul>	<ul style="list-style-type: none"><li>a) 18 m</li><li>b) 15 m</li></ul>
3	Maximum Lot Coverage	30%
4	Front Yard Depth	7.5 m
5	Side Yard Width <ul style="list-style-type: none"><li>a) single unit dwelling</li><li>b) single unit dwelling without attached garage or carport</li><li>c) single unit dwelling on a corner lot</li></ul>	<ul style="list-style-type: none"><li>a) 1.5 m + 0.5m for each additional or partial storey above the first</li><li>b) 1.5 m + 0.5 m for each additional or partial storey above the first on one side and 4.5 m on the other side</li><li>c) 7.5 m on the side abutting a street and 1.5 m + 0.5m for each additional or partial storey above the first on the other side</li></ul>
6	Rear Yard Depth <ul style="list-style-type: none"><li>a) single unit dwelling</li></ul>	<ul style="list-style-type: none"><li>a) 7.5 m</li></ul>
7	Maximum Building Height <ul style="list-style-type: none"><li>a) single unit dwelling</li></ul>	<ul style="list-style-type: none"><li>a) 10.5 m</li></ul>
8	Maximum Dwellings per lot	1
9	Municipal Services	No dwelling shall be erected or used that is not connected to the municipal water supply system and the municipal sanitary sewage system.

8.2 **SPECIAL USE REGULATIONS**

8.2.1 **HOME OCCUPATIONS**

The following provisions shall apply to home occupations:

- a) outside storage of materials, containers, or finished products shall not be permitted;
- b) the character of the dwelling as a residence shall not change, or a nuisance particularly in regard to noise, traffic or parking shall not be created;
- c) mechanical equipment shall not be used, the operation of which would result in any noise, fumes, dust, or odour escaping to any adjoining use;
- d) not more than 25 percent of the total floor area of the dwelling or forty (40) square metres whichever is the lesser, shall be used for the home occupation;
- e) where a bed and breakfast establishment is operated as a home occupation, the minimum off-street parking spaces required shall be one (1) per room used for the purposes in addition to the requirements for the dwelling;
- f) a maximum of one non-flashing sign, one-half (0.5) square metre in area shall be permitted.

8.3 **SITE-SPECIFIC ZONES**

8.3.1 a) **Defined Area** (*Dr. J. Pucovsky*)

R1-1 as shown on Schedule “B” Map No. 2.

b) **Permitted Uses**

business or professional office  
all other permitted uses of the R1 zone

8.3.2 a) **Defined Area** (*Fordham Motors*)

R1-2-H-3 as shown on Schedule “B”, Map No. 2.

b) **Permitted Uses**

parking lot  
all other permitted uses of the R1 zone

8.3.3 a) **Defined Area** (*Fairles parking lot*)

R1-3 as shown on Schedule “B” Map No. 4.

b) **Permitted Uses**

parking lot  
all other permitted uses of the R1 zone

8.3.4 a) **Defined Area**

R1-4 as shown on Schedule “B” Map No. 4.

b) **Maximum Number Of Dwellings per Lot** 2

c) **Rear Yard Depth**  
existing former church 0.2m

8.3.5 a) **Defined Area** (*West Elgin Variety*)  
R1-5 as shown on Schedule “C” Map No. 3.

- b) **Permitted Uses**
- business or professional office
  - car wash
  - gas bar
  - restaurant
  - retail store
  - variety store

8.3.6 a) **Defined Area** (*Santos*)  
R1-6 as shown on Schedule “C” Map No. 5.

- b) **Side Yard Width (west side)** 1.2 m

8.3.7 a) **Defined Area** (*Hope Harbour*)  
R1-7-H-1 as shown on Schedule “G” to this By-law. – Blocks (3-11, 36, 39, 43 & 44)

- b) Notwithstanding the provisions of Section 8 of the By-law, the lands zoned R1-7-H-1 on Schedule “G” to this By-law may be developed and used on public or private roads in accordance with Section 4.8 of this By-law; and may be serviced by a private piped water system and a private sanitary sewage system.”
- c) Notwithstanding the provisions of Section 8 of the By-law, the lands zoned R1-7-H-1 the following Zone Standards Apply:

Minimum Lot Area (Corner)	450 sq.m.
Minimum Lot Area (Interior)	300 sq.m.
Minimum Lot Frontage (Corner)	10 m
Minimum Lot Frontage (Interior)	10 m
Minimum Front Yard	6.0 m
Minimum Exterior Side Yard	3.5 m
Minimum Interior Side Yard	2.5 m
With attached garage	1.2 m
Minimum Rear Yard	6.0 m
Maximum Lot Coverage (Main Structure)	40%
Maximum Lot Coverage	50%

8.3.8 a) **Defined Area** (*Hope Harbour*)  
R1-8-H-1 as shown on Schedule “G” to this By-law. – Blocks (1 & 2)

- b) Notwithstanding the provisions of Section 8 of the By-law, the lands zoned R1-8-H-1 on Schedule “G” to this By-law may be developed and used on public or private roads in accordance with Section 4.8 of this By-law; and may be serviced by a private piped water system and a private sanitary sewage system.”

- c) Notwithstanding the provisions of Section 8 of the By-law, the lands zoned R1-8-H-1 the following Zone Standards Apply:

Minimum Lot Area (Corner)	450 sq.m.
Minimum Lot Area (Interior)	360 sq.m.
Minimum Lot Frontage (Corner)	10 m
Minimum Lot Frontage (Interior)	9.5 m
Minimum Front Yard	3.5 m
Except Any Garage Minimum Setback	6.0 m
Minimum Exterior Side Yard	4.5 m
Minimum Interior Side Yard	2.5 m
With attached garage	1.8 m
Minimum Rear Yard	6.0 m
Maximum Lot Coverage (Main Structure)	40%
Maximum Lot Coverage	50%

8.3.9 a) **Defined Area** (*Hope Harbour*)

R1-8-H-3-H-9 as shown on Schedule “G” to this By-law. – Blocks (12 & 13)

- b) Notwithstanding the provisions of Section 8 of the By-law, the lands zoned R1-8-H-3-H-9 on Schedule “G” to this By-law may be developed and used on public or private roads in accordance with Section 4.8 of this By-law; and may be serviced by a private piped water system and a private sanitary sewage system.”
- c) Notwithstanding the provisions of Section 8 of the By-law, the lands zoned R1-8-H-3-H-9 the following Zone Standards Apply:

Minimum Lot Area (Corner)	450 sq.m.
Minimum Lot Area (Interior)	360 sq.m.
Minimum Lot Frontage (Corner)	10 m
Minimum Lot Frontage (Interior)	9.5 m
Minimum Front Yard	3.5 m
Except Any Garage Minimum Setback	6.0 m
Minimum Exterior Side Yard	4.5 m
Minimum Interior Side Yard	2.5 m
With attached garage	1.8 m
Minimum Rear Yard	6.0 m
Maximum Lot Coverage (Main Structure)	40%
Maximum Lot Coverage	50%

8.3.10 a) **Defined Area** (*Marsh Line*)

R1-9 as shown on Schedule “C”, Map 5.

- b) Permitted Uses

home occupation  
single unit dwelling

- c) Notwithstanding the provisions of Section 9 of the By-law, the lands zoned R1-9 the following Zone Standards Apply:

i)	Minimum Lot Area	440 sq. m
ii)	Minimum Lot Frontage (interior lot)	12.8 m
iii)	Minimum Front Yard	6 m
iv)	Minimum Exterior Side Yard	4.0 m
v)	Minimum Interior Side Yard	
	with attached garage	1.2 m
vi)	Minimum Interior Side Yard	
	no attached garage	1.2 m on one side & 4.0 m on the other side
vii)	Maximum Lot Coverage	40%