

Zoning Information

17 Philip Street Picton



R1 –Residential Zone

COUNTY OF PRINCE EDWARD

COMPREHENSIVE ZONING

BY-LAW NO. 1816-2006

Updated October 2022

October 23, 2006

SECTION 10 URBAN RESIDENTIAL TYPE ONE (R1) ZONE

No person shall within any Urban Residential Type One (R1) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

10.1 PERMITTED RESIDENTIAL USES

- 10.1.1** one single detached dwelling
- 10.1.2** one second unit or one garden suite
- 10.1.3** home business
- 10.1.4** private home day care
- 10.1.5** bed & breakfast establishment
- 10.1.6** group home
- 10.1.7** uses, buildings and structures accessory to the foregoing permitted uses

10.2 PERMITTED NON-RESIDENTIAL USES

- 10.2.1** public uses or utilities in accordance with the provisions of Section 4.23 of this By-law

10.3 REGULATIONS FOR PERMITTED RESIDENTIAL USES

- 10.3.1** Minimum Lot Area
 - i. Lot serviced by a public water and sanitary sewer systems
460 m² (4,950 sq. ft.)
 - ii. Lot serviced by a public water or a sanitary sewer system
930 m² (10,010 sq. ft.)
 - iii. Lot serviced by private individual water supply and sewage disposal systems 4047 m² (43,563 sq. ft.)
- 10.3.2** Minimum Lot Frontage
 - i. Lot serviced by a public water and sanitary sewer system
15 m (49.2 ft.)
 - ii. Lot serviced by a public water or a sanitary sewer system
30 m (98.5 ft.)

- iii. Lot serviced by private individual water supply and sewage disposal systems 45 m (147.6 ft.)
- 10.3.3** Minimum Front Yard 7.5 m (24.6 ft.)
- 10.3.4** Minimum Exterior Side Yard 7.5 m (24.6 ft.)
- 10.3.5** Minimum Interior Side Yard 1.2 m (3.9 ft.) plus 0.6 m (2 ft.) for each partial or additional storey above the first
- 10.3.6** Minimum Rear Yard 7.5 m (24.6 ft.)
- 10.3.7** Maximum Lot Coverage (all buildings and structures)
 - i. Lot serviced by a public water and sanitary sewer systems 35%
 - ii. Lot serviced by a public water or a sanitary sewer system 25%
 - iii. Lot serviced by private individual water supply and sewage disposal systems 15%
- 10.3.8** Minimum Landscaped Open Space 30%
- 10.3.9** Maximum Height of Buildings 10 m (33 ft.)
- 10.3.10** Maximum Number of Dwelling Units Per Lot 2

10.4 GENERAL PROVISIONS AND PARKING, DRIVEWAY AND LOADING PROVISIONS

All provisions of Section 4, General Provisions and Section 5, Parking, Driveway and Loading Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Urban Residential Type One (R1) Zone and any special zone thereunder, shall apply and be complied with.

10.5 SPECIAL URBAN RESIDENTIAL TYPE ONE (R1) ZONES

Except as specifically exempted or varied with the following special zones, all other requirements of this By-law shall apply.

10.5.1 R1-1 Zone (Daimler Modular Home Park, Ward of Wellington)