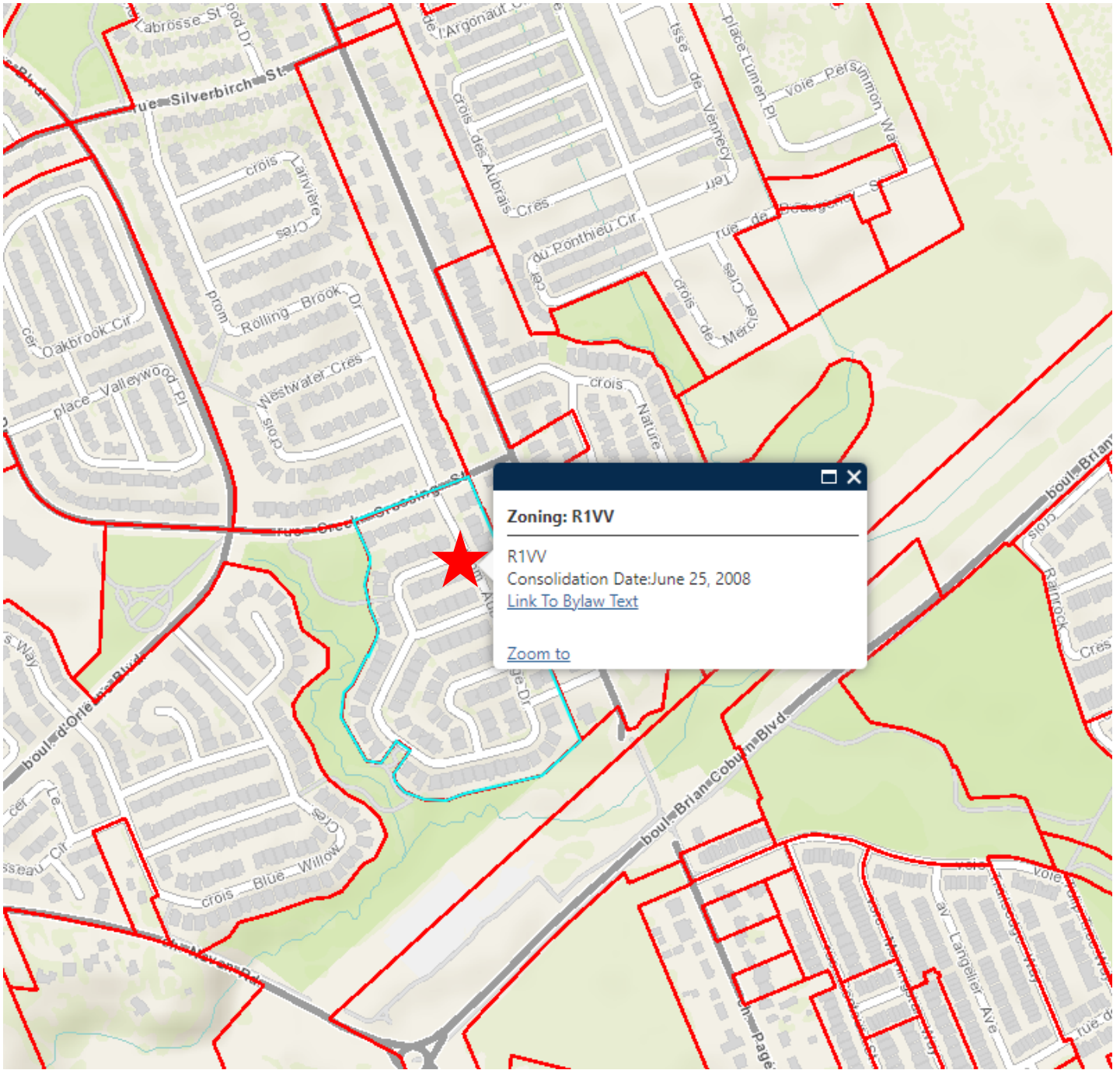


Zoning Information

2087 Auburn Ridge Drive Ottawa



R1W – Urban Residential Zone

Part 6 – Residential Zones (Sections 155-168)

This part contains the Urban and Suburban residential zones that apply to the City and includes:

In the Urban/Suburban area the R1- Residential First Density (detached dwellings), R2- Residential Second Density (two unit dwellings), R3- Residential Third Density (townhouse dwellings), R4- Residential Fourth Density (low rise apartments), R5- Residential Fifth Density (mid/high-rise apartments) and the RM-Mobile Home zone applies to all areas. (By-law 2012-334)

The City of Ottawa Zoning By-law is made available on the web site for information, however confirmation on the zoning provisions should be sought through the City's development information officers (DIO), by contacting 311 and asking for the DIO for the geographic area in question.

R1 - Residential First Density Zone (Sections 155-156)

Purpose of the Zone

The purpose of the R1- Residential First Density Zone is to:

- (1) *restrict the building form to detached dwellings in areas designated as **General Urban Area** in the Official Plan;*
- (2) *allow a number of other residential uses to provide additional housing choices within detached dwelling residential areas;*
- (3) *permit ancillary uses to the principal residential use to allow residents to work at home;*
- (4) *regulate development in a manner that is compatible with existing land use patterns so that the detached dwelling, residential character of a neighbourhood is maintained or enhanced; and*
- (5) *permit different development standards, identified in the Z subzone, primarily for areas designated as **Developing Communities**, which promote efficient land use and compact form while showcasing newer design approaches.*

155. In the R1 Zone:

Permitted Uses

- (1) The following uses are permitted uses subject to:
 - (a) the provisions of subsection 155 (3) to (6);
 - (b) a maximum of three guest bedrooms in a bed and breakfast;
 - (c) a maximum of ten residents is permitted in a group home; and
 - (d) a maximum of ten residents is permitted in a retirement home, converted.

bed and breakfast, see *Part 5, Section 121*
detached **dwelling**
diplomatic mission, see *Part 3, Section 88*
group home, see *Part 5, Section 125*
home-based business, see *Part 5, Section 127*
home-based daycare, see *Part 5, Section 129*
park
retirement home, converted see *Part 5, Section 122*
additional dwelling unit, see *Part 5, Section 133*
urban agriculture, see *Part 3, Section 82 (By-law 2017-148)*

Conditional Permitted Uses

- (2) The following conditional use is also permitted in the R1 zone, subject to the following:
- (a) it is located on a lot fronting on and having direct vehicular access to an Arterial or Major Collector Road, such roads which are indicated on Schedule 3 – Urban Road Network; and
 - (i) Where there is no secondary dwelling unit, a maximum of seven rooming units is permitted;
 - (ii) Where there is a secondary dwelling unit, a maximum of six rooming units is permitted. (By-law 2018-206)
- rooming house** see *Part 5, Section 122 (By-law 2018-206)*

Zone Provisions

- (3) The zone provisions are set out in Table 156A and 156B.
- (4) A park is not subject to the provisions of Table 156A, however any development will be subject to the subzone provisions for a detached dwelling. (By-law 2016-131)
- (5) Conversions that alter an existing residential use building to create another listed permitted use are subject to the provisions of Section 122 - Conversions.

Alternative Setbacks for Urban Areas

(OMB Order File N^o: PL150797, issued July 25, 2016 - By-law 2015-228)

- (6) For regulations affecting yard setbacks applicable to urban residential lots located within Schedule 342, see Part V, Section 144 – Alternative Yard Setbacks affecting R1-R4-zoned Residential Lots within the Greenbelt. (By-law 2020-289)

Other Zone Provisions

(OMB Order File N^o: PL150797, issued July 25, 2016 - By-law 2015-228)

- (7) For other applicable provisions, see Part 2 – General Provisions, Part 3 – Specific Use Provisions, Part 4 – Parking, Queuing and Loading Provisions and Part 5 Residential Provisions.

- (8) Where the “-c” suffix is shown in the zone code, Section 141 also applies. (By-law 2015-197)

R1 Subzones

156. In the R1 Zone, the following subzones and provisions apply such that:

- (1)
 - (a) Column I lists the subzone character;
 - (b) Columns II through IX inclusive, establish required zone provisions applying to development in each subzone;
 - (c) Column X lists the reference number of additional provisions applying in each subzone. The additional provisions themselves are provided in Table 156B. Where an additional provision applies, the corresponding provision specified in Table 156B takes ultimate precedence over any provision provided in Table 156A;
 - (d) Where a superscript number occurs in Table 156A – eg.: 1,390¹, the superscript number 1 refers to a number in Column I in Table 156B which sets out an additional provision;
 - (e) Where “na” appears, it means that the associated provision is not applicable; and
 - (f) Where “varies” appears, the associated provision is referenced and provided as an additional provision.
- (2) Lots serviced by private services may require lot sizes larger than that necessary to meet zone provisions in order to accommodate the servicing systems capable of handling the increased levels of water consumption and sewage generation that may be associated with these uses.
- (3) Despite any other provision of this by-law, retirement homes, converted and rooming houses are prohibited on lands zoned R1 and developed with private services. (By-law 2018-206)

TABLE 156A – R1 SUBZONE PROVISIONS

(By-law 2009-164) (OMB Order File N°: PL150797, issued July 25, 2016 - By-law 2015-228) (By-law 2020-288) (By-law 2021-111)(By-law 2022-103)

I Sub- Zone	II Minimum Lot Width (m)	III Minimum Lot Area (m ²)	IV Maximum Building Height (m)	V Minimum Front Yard Setback (m)	VI Minimum Corner Side Yard Setback (m)	VII Minimum Rear Yard Setback (m)	VIII Minimum Interior Side Yard Setback (m)	IX Maximum Lot Coverage (And Other Provisions)	X End Notes (see Table 156B)
A ⁵	30	1 490 ³	Schedule 342, is 8.5; in other cases, 11	7.5 ¹³	7.5 ¹⁴	12 ^{13,6}	6 ⁴	20%	3,4,5,6,14
AA ⁵	30	1 390 ³	Schedule 342, is 8.5; in all other cases, 11	5	5	7 ⁶	3 ⁴	na	3,4,5,6

R	12	360	9.5	4.5	4.5	7.5 ⁶	1 ⁴	na	4,7
S ⁵	12	360	8	6	4.5	7.5 ⁶	1.2 ⁴	na	4,5,7
T	10.5	270	11	4.5	4.5	7.5 ⁶	1 ⁴	na	4,7
TT ⁵	9	270	8.5	3	3	varies ⁷	total is 1.8, with one yard, no less than 0.6 ⁴	na	4, 5,7
U	10.5	270	9.5	6	4.5	7.5 ⁶	1 ⁴	na	4,7
UU	10.5	270	9.5	4.5 ¹⁰	3	6	total is 1.8, with one yard, no less than 0.6 ⁴	na	4,10
V ⁵	10.5	240	Schedule 342, is 8.5; in other cases 9.5	3 ⁹	3	6 ⁷	total is 1.8, with one yard, no less than 0.6 ⁴	na	4,5,7,9
VV ⁵	11	240	Schedule 342, is 8.5; in other cases 11	3	3	6 ⁷	total is 1.8, with one yard, no less than 0.6 ⁴	na	4,5,7
W ⁵	9	240	Schedule 342, Area A is 8.5; in other cases 11	4.5	4.5	6 ⁷	1 ⁴	na	4,5,7
WW ⁵	9	450	Schedule 342, is 8.5; in other cases 11	5	5	7 ⁷	1 ⁴	na	4,5,7
X	9	240	9.5	4.5	4.5	7.5 ⁶	1 ⁴	na	4,7
XX	9	240	9.5	4.5 ⁸	3	6	total is 1.8, with one yard, no less than 0.6 ⁴	na	4,8
Y ⁵	7.5	195	8.5	3	3	varies ⁷	total is 1.8, with one yard, no less than 0.6 ⁴	na	4,5,7
Z ⁵	9	240	Schedule 342, is 8.5; in other cases 11	3 ¹¹	3 ¹¹	6 ^{6,12}	total is 1.8, with one yard, no less than 0.6 ⁴	na	4,5,6,11,12