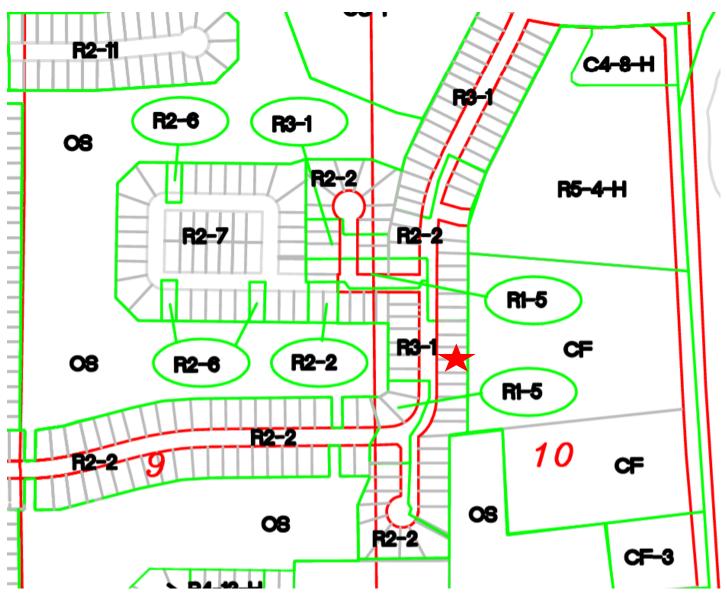
# Zoning Information 54 Abbey Dawn Drive Bath



R1-3 – Residential Second Density Zone

ZONE PROVISIONS SECTION 5

#### 5.11 RESIDENTIAL TYPE ONE (R1) ZONE

No person shall within any Residential Type One (R1) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

#### **5.11.1 USES PERMITTED**

#### a) Residential Uses

- · Single detached dwelling house;
- · Existing converted dwelling house;
- · Group Home; and
- Home Occupation

## b) <u>Non-residential Uses</u>

- · Public Park; and
- Public use or utility in accordance with the General Provisions of this By-law.

## c) <u>Accessory Uses</u>

Uses, buildings, and structures accessory to any of the permitted uses specified in accordance with the General Provisions of this By-law.

#### **5.11.2 ZONE PROVISIONS FOR SINGLE DETACHED DWELLINGS** By-Law- 2011-076

- a) Lot Area (minimum):
  - i) Lot serviced by municipal water and sewer...... 550 square metres
  - ii) Lot serviced by municipal water and private waste disposal system ......0.2 ha
- **b)** Lot Frontage (minimum):

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ZONE PROVISIONS SECTION 5

c)	Yards (minimum):		
	i)	Front Yard:	
		<ul> <li>Lot serviced by municipal water and sewer</li></ul>	
	ii)	Exterior Side Yard:	
		<ul> <li>Lot serviced by municipal water and sewer</li></ul>	
	iii)	Interior Side Yard:	
		3 metres on one side, 1.2 metres on the other side, plus 0.6 metres on the narrow side for each additional or partial storey above the first, provided, that where a garage or carport is attached to or is within the main building, or the lot is a corner lot, the minimum width of the interior side yard shall be 1.2 metres plus 0.6 metres for each additional or partial storey above the first. The increased side yard requirement does not apply to an attic or loft.	
	iv)	Rear Yard (minimum)	
d)	Dwelling Unit Area (minimum)		
e)	Lot Coverage (maximum)		
f)	Setback from Street Centreline:		
	In accordance with the General Provisions of this By-law.		
g)	Number of Dwelling Houses Per Lot (maximum)1		
h)	Height of Buildings (maximum)		
i)	Garage Setback from Front Lot Line (minimum)		

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### 5.11.3 GENERAL ZONE PROVISIONS

In accordance with Section 4, General Provisions of this By-Law.

#### 5.11.4 EXCEPTION PROVISIONS - RESIDENTIAL TYPE ONE (R1) ZONE

#### 5.11.4.1 Residential Type One Exception One (R1-1) Zone

Part of Lot 37, Broken Front Concession

On the lands zoned (R1-1) a single one bedroom basement apartment with a minimum floor area of 56 square metres shall be permitted as a second dwelling unit.

## 5.11.4.2 Residential Type One Exception Two (R1-2) Zone

On the lands zoned (R1-2) the following zone provisions shall apply:

a) Rear yard setback (minimum)......4.5 metres

#### 5.11.4.3 Residential Type One Exception Three (R1-3) Zone

On the lands zoned (R1-3) the following zone provisions shall apply:

- a) Rear yard setback (minimum)......2.5 metres
- **b)** Interior yard setback (minimum):
  - Minimum width shall be 7.5 metres on one side, plus 1.2 metres on the other side plus 0.6 metres on the narrow side for each additional storey or partial storey above the first.

#### 5.11.4.4 Residential Type One Exception Four (R1-4) Zone

Within the R1-4 Zone the following provisions shall apply:

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