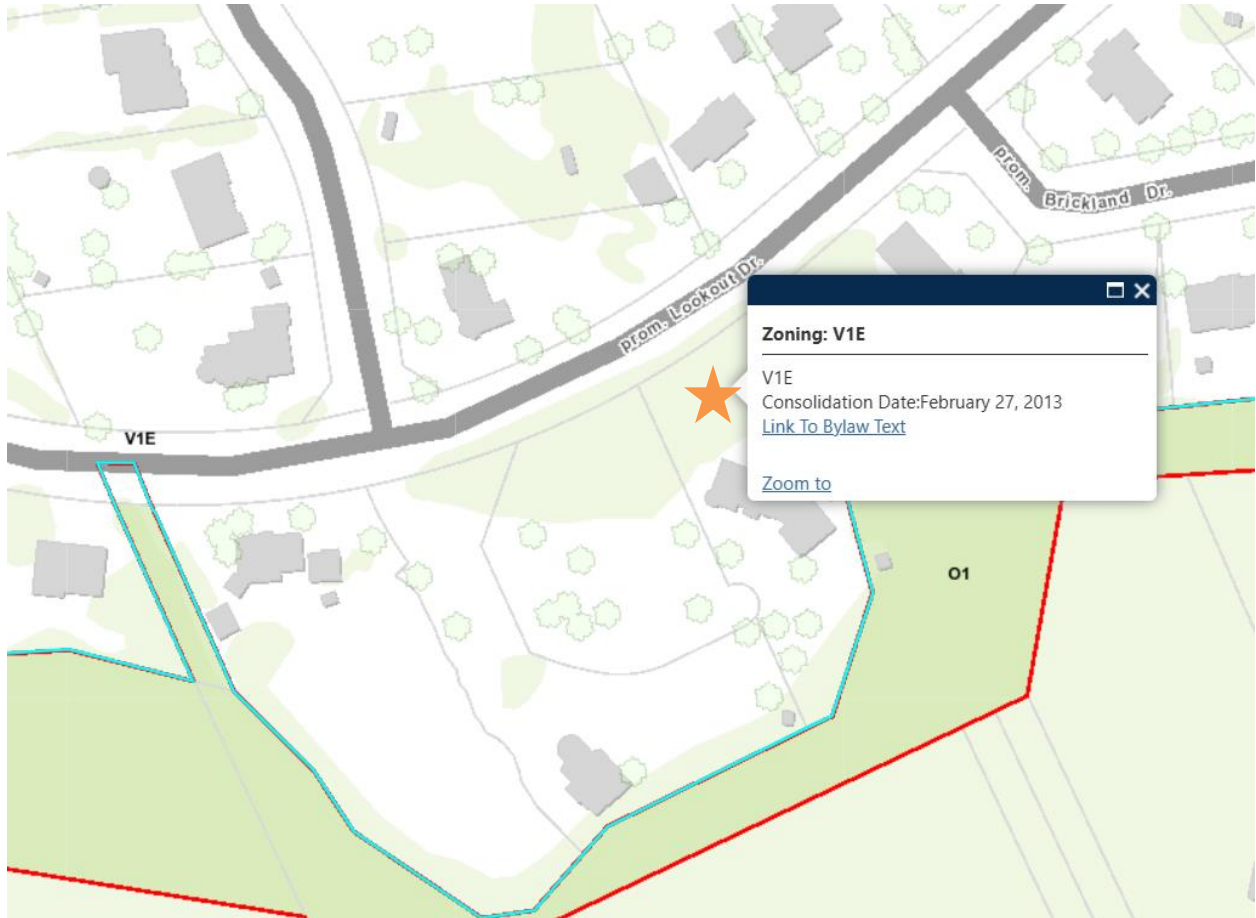


Zoning Map

2369 Lookout Drive Ottawa



V1E – Village Residential First Density Zone

V1- Village Residential First Density Zone (Section 231-232)

Purpose of the Zone

The purpose of the V1 - Village Residential First Density Zone is to,

- (1) *permit detached dwellings in areas designated as **Village** in the Official Plan, and historically zoned for such low density use;*
- (2) *allow a limited range of compatible uses, and*
- (3) *regulate development in a manner that adopts existing land use patterns so that the low density, low profile form of a neighbourhood is maintained and enhanced.*

231. In the V1 Zone:

Permitted Uses

- (1) The following uses are permitted subject to:
 - (a) the provisions of subsection 231(2);
 - (b) a maximum of three guest bedrooms is permitted in a bed and breakfast; and
 - (c) a maximum of 10 residents is permitted in a group home or retirement home, converted.

bed and breakfast, see Part 5, Section 121

detached **dwelling**

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)

Zone Provisions

- (2) The zone provisions are set out in Table 232 below.
- (3) 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.

V1 SUBZONES

232. In the V1 Zone, the following subzones apply subject to the provisions of Table 232:

TABLE 232: V1 SUBZONE PROVISIONS

I Subzone	II Minimum Lot Area (m ²)	III Minimum Lot Width (m)	IV Minimum Front Yard Setback (m)	V Minimum Interior Side Yard Setback (m)	VI Minimum Corner Side Yard Setback (m)	VII Minimum Rear Yard Setback (m)	VIII Maximum Lot Coverage (%)	IX Maximum Height (m)	
(a) VIA	8000	60	18	9	18	9	8	11	
(b) V1B	8000	50	12	6	12	23	8	11	
(c) V1C	(i) Entirely on Private Services	4000	45	6	1	4.5	9	40	11
	(ii) Other cases	600	20						
(d) V1D	2700	33	7	2	7	7.5	15	11	
(e) V1E	2000	30	7	2	4.5	7.5	15	11	
(f) V1F	2000	20	5	1.2	5	7	No maximum	11	
(g) V1G	1950	30	13.5	3	13.5	7.5	25	11	
(h) V1H	1800	30	9	3 (By-law 2008-326)	9	7.5	20	11	
(i) V1I	1390	30	7.5	1.5	7.5	10.5	15	11	
(j) V1J	1390	19	7.5	1.2 and 0.9	No minimum	12	15	11	
(k) V1K	1300	25	7	2	4.5	6	25	11	
(l) V1L	1220	16	9	3	9	7.5	20	11	
(m) V1M	880	20	7	2	4.5	7.5	15	11	
(n) V1N	540	18	6	1.2	4	7.5	40	11	
(o) V1O	360	12	7.5	1.5	6	7.5	20	11	
(p) V1P	1390	30	6	3	6	7.5	25	11	
(q) V1Q (By-law 2012-64)	540	18	3	1.2	3	6 m for one-storey 7.5 for two-storey	50	11	