

Zoning Map

97 John Scott Court Clarington



R1 - Residential Zone

12. Urban Residential Type One (R1) Zone

12.1 Permitted Uses

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

a. Residential Uses

- i) A single detached dwelling;

Amended by By-Law 89-72

- ii) A semi-detached dwelling as per the definition of Section 2;

- iii) A duplex; and

- iv) A home occupation use in accordance with the provisions of Section 3.11 of this By-law, save and except the retail sale of antiques, arts, crafts, or hobby items.

Amended by By-Law 87-19

b. Non-Residential Uses

- i) Places of worship subject to the zone regulations set out in Section 12.2 in respect of a single detached dwelling with an attached garage or carport.

12.2 Regulations for Residential Uses

a. Lot Area (minimum)

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|-----|-----------------------------------|-------------------|
| i) | Single detached dwelling | 460 square metres |
| ii) | Semi-detached and duplex dwelling | 550 square metres |

b. Lot Frontage (minimum) Interior Lot

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|-----|-----------------------------------|-----------|
| i) | Single detached dwelling | 15 metres |
| ii) | Semi-detached and duplex dwelling | 18 metres |

c. Lot Frontage (minimum) Exterior Lot

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|-----|-----------------------------------|-----------|
| i) | Single detached dwelling | 16 metres |
| ii) | Semi-detached and duplex dwelling | 20 metres |

Section 12

d. Yard Requirements (minimum)

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|------|--------------------|--|
| i) | Front Yard | <i>Amended by By-Law 99-180</i>
6 metres to private garage
or carport and 4.5 metres to dwelling
<i>Amended by By-Law 85-51</i> |
| ii) | Exterior Side Yard | 6 metres |
| iii) | Interior Side Yard | |
| | a) | Single detached dwelling unit with
an attached garage or carport
1.20 metres |
| | b) | Single detached dwelling without
an attached garage or carport
4.5 metres on one side,
1.2 metres on the other
<i>Amended by By-Law 85-36</i> |
| | c) | Semi-detached dwelling and
duplex dwelling with an attached
garage or carport
1.20 metres |
| | d) | <i>Amended by By-Law 85-36 and By-Law 86-41</i>
Semi-detached dwelling <u>and</u>
duplex dwelling without an
attached garage or carport
3.0 metres |
| iv) | Rear Yard | 7.5 metres |

e. Dwelling Unit Area (minimum)

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|------|--------------------------|---|
| i) | Single detached dwelling | |
| | a) | 1 storey or split level
85 square metres |
| | b) | 1 1/2 or two storey
100 square metres |
| ii) | Semi-detached dwelling | 80 square metres |
| iii) | Duplex | 50 square metres |

Section 12

- f. Lot Coverage (maximum)
 - i) Single detached dwelling 40 percent
 - ii) Semi-detached and duplex dwelling 45 percent
- g. Landscaped Open Space (minimum) 30 percent
- h. Building Height (maximum) 10.5 metres

Amended by By-Law 89-72

- i. Special Yard Regulations
 - i) Notwithstanding the interior side yard requirements above, where a semi-detached dwelling is only connected by the footing and foundation, the horizontal distance between the interior walls of the two (2) dwelling units above finished grade shall be between 1.20 metres and 1.5 metres.

Amended by By-Law 99-180

- ii) Private garages and carports may extend a maximum of 3.0 metres in front of the dwelling unit. This provision shall apply to all lots registered after June 30, 2000.

Added by By-Law 2020-050

12.2.1 Neighbourhood Character Overlay

The following alternate regulations shall apply to the “Urban Residential Type One (R1) Residential Zone” and all special exceptions to that zone located within the Neighbourhood Character Overlay identified on Schedule ‘3’:

- a. For the purpose of Section 12.2.1, the term:
 - i) Height of the Dwelling means the vertical distance, measured between the lowest fixed grade, and
 - a) In the case of a flat roof, the highest point of the roof surface,
 - b) In the case of a mansard roof, the deck roof line, and
 - c) In the case of a gable, hip or gambrel roof, the average height between the eaves and the ridge.
 - ii) Established building line means the average yard setback from the street line to existing principal buildings on one side of the street

measured a minimum of four lots on either side of the lot within the same zone category.

- iii) Fixed grade means the elevation of the ground at the front lot line measured at the midpoint of a lot.
- iv) Soft landscaping means the portion of a lot comprised of any combination of flowers, grass, shrubs, sod, trees or other horticultural elements that is not covered with impervious surfaces. It does not include any buildings or structures, any hard surface areas such as, but not limited to, driveways, parking areas, decorative stonework, walkways, patios, screening or other landscape architectural elements.

b. Yard Requirements

i) Front Yard and Exterior Side Yard

- a) 6.0 metres minimum to the garage or carport;
- b) Minimum to the dwelling is the established building line;
- c) Maximum to the dwelling is 2.0 metres from the established building line

ii) Interior Side Yard (minimum)

- a) 3.0 metres on one side where there is no attached garage;
- b) 1.2 metres for dwellings 1.5 storeys or less; and
- c) 1.8 metres for dwellings greater than 1.5 storeys

c. Lot Coverage (maximum)

i) Single detached dwelling

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|----|---|------------|
| a) | With a lot area less than 650 square metres | 35 percent |
| b) | With a lot area between 650 square metres and 799 square metres | 30 percent |
| c) | With a lot area over 800 square metres | 25 percent |

ii) Semi-detached and duplex dwelling

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|----|--|------------|
| a) | For dwellings 1.5 storeys or less | 35 percent |
| b) | For dwellings greater than 1.5 storeys | 30 percent |

Section 12

- iii) Unenclosed porch/balcony and accessory buildings and structures additional 5 percent
- iv) An area of a covered and unenclosed porch/balcony having no habitable floor space above it is excluded from the maximum lot coverage subject to the following:
 - a) In the case of an interior lot, up to a maximum total area of 12.0 square metres is permitted within the front yard.
 - b) In the case of an exterior lot, up to a maximum total area of 20.0 square metres is permitted within the front yard and/or exterior side yard.
- d. Landscaped Open Space (minimum)
 - i) Overall 40 percent
 - ii) Front Yard 50 percent, which must be soft landscaping
- e. Height of a dwelling (maximum)
 - i) Flat Roof 7.5 metres
 - ii) All other roof types 8.5 metres
- f. Special Regulations
 - i) The combined maximum permitted width of garage door(s) on an attached garage:
 - a) Where facing the exterior side lot line for all dwellings 6 metres
 - b) Where facing the front lot line that is less than 15 metres 3 metres
 - c) Where facing the front lot line that is 15 metres or greater 6 metres
 - ii) A garage door(s) or carport opening(s) shall be setback a minimum of 1.0 metres from the front or exterior side wall of the dwelling.
 - iii) Height of floor deck of an unenclosed porch above finished grade must not exceed 1.0 metres.

Deleted by By-law 2021-082

g. Exceptions

- i) Minimum front yard setback for a garage at 73 and 74 Lambs Lane is 9.8 metres.
- ii) Notwithstanding 12.2.1 b. i) c., c.i), d. ii), and f. ii), 10 Victoria Street shall be subject to the following zone regulations:
 - a) Front yard setback (maximum) 6.5 metres
 - b) Lot coverage (maximum) 43 percent
 - c) Front yard landscape open space (minimum) 35 percent
 - d) A garage door may not extend in front of the front wall of the dwelling
- iii) Notwithstanding 12.2.1 e. ii) the maximum height of a dwelling at 64 Prospect Street that does not have a flat roof is 9 metres.

12.3 Municipal Servicing Requirement

- a. No building or structure may be erected and no use may be established in the Urban Residential Type One (R1) Zone unless the lot upon which it is situated is serviced by municipal sewage and water systems which have sufficient capacity to accommodate the proposed use.
- b. Subsection a. above does not apply to prevent the erection of a building or structure accessory to any use permitted in this zone which existed legally on the date of passing of this By-law.
- c. Subsection a. above does not apply to prevent the erection of a dwelling on a lot which existed prior to the date of passing of this By-law or which has been created by consent, provided that soil and groundwater conditions are suitable for the installation of individual services provided a Servicing Agreement has been executed with the Regional Municipality of Durham and provided that all other zone requirements are complied with.
- d. Subsection a. above does not apply to prevent the erection of a dwelling on a lot or block within a registered plan of subdivision provided that a subdivision agreement with the Town has been registered on title and further, provided that such subdivision agreement includes appropriate provisions in respect of the servicing of such lot or block.