

Zoning Map

436 Bridge Street West, Napanee



R1-3 Residential Type 1—Exception 3

5.11 RESIDENTIAL TYPE 1 (R1) ZONE

No person shall within any Residential Type 1 (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;
- Home Occupation;
- Special Care Facilities, excluding Corrections Residences and Detoxification Centre and Warming/Cooling Centres;
- Transitional Housing Unit.

(By-law No. 2016-0049)

b) Non-Residential Uses

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

(By-law No. 2016-0049)

c) Accessory Uses

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

5.11.2 Zone Provisions

a) Lot Area (minimum) 550 square metres

b) Lot Frontage (minimum) 18 metres

c) Yards:

i) Front Yard (minimum) 6 metres

ii) Exterior Side Yard (minimum) 6 metres

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.

(By-law No. 02-45)

iv) Rear Yard (minimum) 7.5 metres

d) Dwelling Unit Area (minimum) 90 square metres

e) Landscaped Open Space (minimum) 30 percent

- f) Lot Coverage (maximum) 35 percent
- g) Setback from Street Centreline:
- In accordance with the General Provisions of this By-law.
- h) Number of Dwelling Houses per Lot (maximum)..... 1
- i) Height of Building (maximum) 10 metres
- j) Garage or Carport:
- i) Setback from Front Lot Line (minimum) 6 metres
 - ii) Where the garage or carport contains the opening for vehicular access from a lot line other than the front lot line, the setback shall be a minimum of 6.0 metres from the lot line that the driveway crosses to access the attached garage or carport, and
 - iii) The wall of the attached garage or carport facing the public street shall not be located more than 2.0 metres closer to the front lot line than the dwelling house.
- (By-law No. 03-61)

5.11.3 General Provisions

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

5.11.4 Exception Zone Provisions - Residential Type 1 (R1) Zone

5.12.4.1 Residential Type 1 Exception Two (R1-1) Zone

5.12.4.2 Residential Type 1 Exception Two (R1-2) Zone

5.12.4.3 Residential Type 1 Exception Three (R1-3) Zone

(Part of Lot 16, Concession 1, in the Geographic Township of Richmond)

Within the R1-3 Zone, the following provision applies:

- a) Front Yard (minimum) ... 8 metres
- b) The maximum lot coverage shall be 35% excluding decks and porches. Porches and decks will be permitted to a maximum lot coverage of 5%.

(By-law No. 2011-39)

