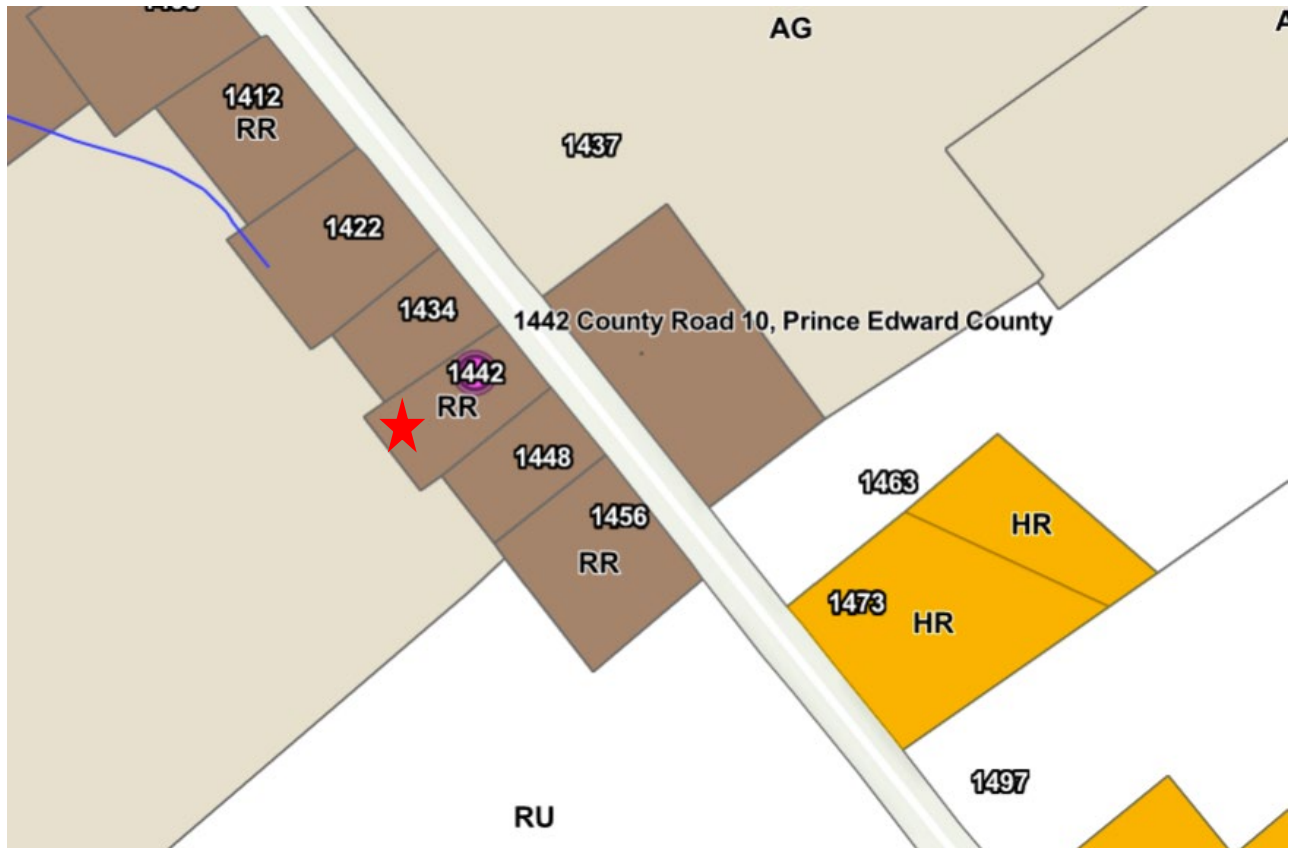
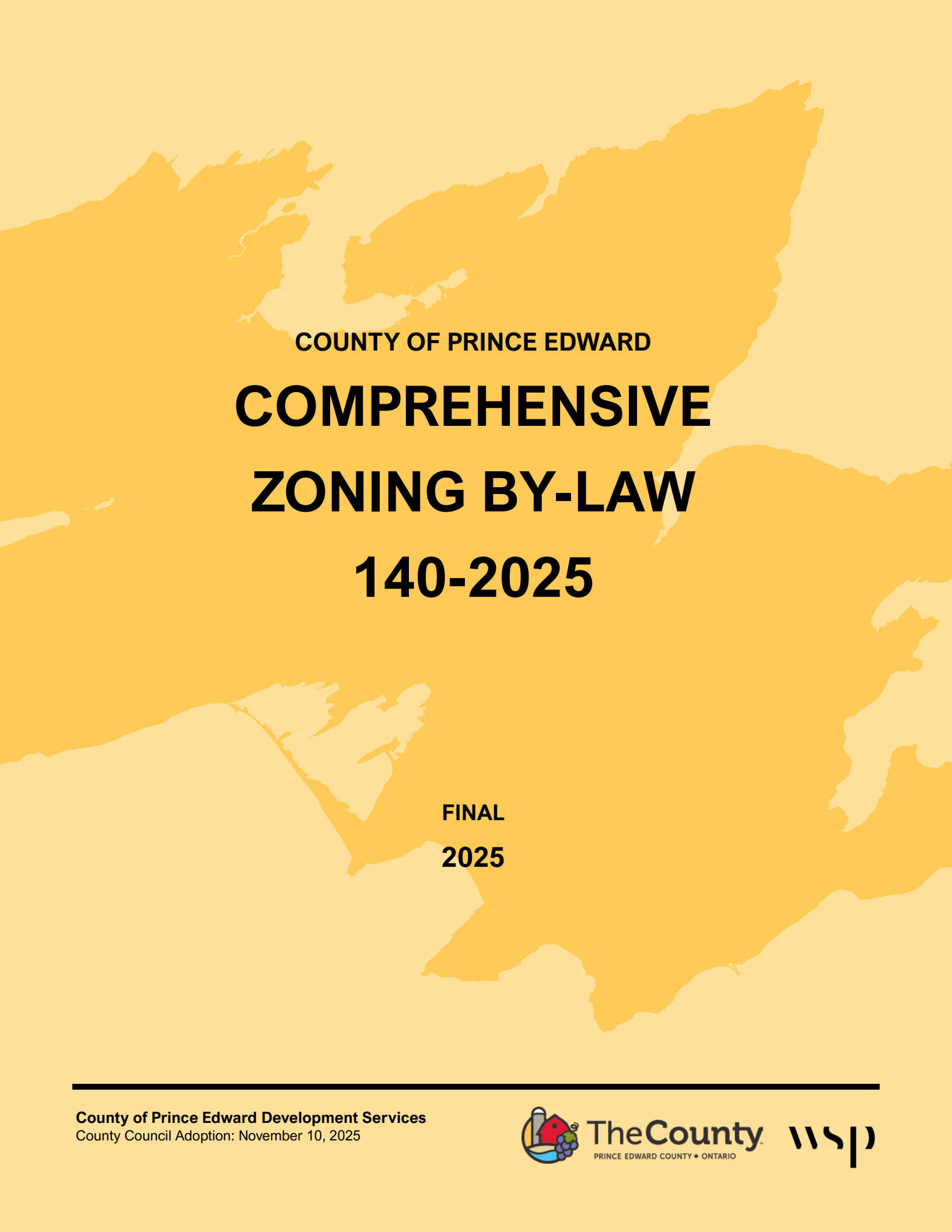


Zoning Map

1442 County Rd 10, PEC



RR – Rural Residential



COUNTY OF PRINCE EDWARD

COMPREHENSIVE ZONING BY-LAW 140-2025

**FINAL
2025**



8.0 Rural Residential Zones

The Rural Residential Zones (HR, LSR, MHR, RR) are intended to implement the Official Plan policies for the Hamlets, Rural Lands, and Shore Lands designations. Permitted uses are generally limited to lower-density residential forms, acknowledging that these areas may not be municipally serviced.

In the Limited Service Residential (LSR) Zone there is no commitment or requirement by the County to assume responsibility for ownership or maintenance of any private road, right-of-way or lane or to provide any service such as garbage and recycle pickup. Emergency vehicle access may also be restricted in the LSR Zone. The intent of the LSR Zone is to recognize existing and infill residential development on private roads.

8.1 List of Rural Residential Zones

For convenience purposes, the Rural Residential Zones are shown in **Table 8-1**.

Table 8-1: Rural Residential Zones	
Zone	Zone Symbol
Hamlet Residential	HR
Limited Service Residential	LSR
Mobile Home Residential	MHR
Rural Residential Zone	RR

8.2 Permitted Uses and Lot Requirements

- a. No person shall within any of the Rural Residential Zones listed in **Table 8-1**, use any lot, building, or structure for any purpose except for one (1) or more of the following uses identified by a “dot” (•) in **Table 8-2**.

Table 8-2: Uses Permitted in the Rural Residential Zones				
Use	Zone			
	HR	LSR	MHR	RR
Residential Uses				
Mobile Home Park			•	
Semi-Detached Dwelling	•	•		
Single-Detached Dwelling	•	•		•

Table 8-2: Uses Permitted in the Rural Residential Zones				
Use	Zone			
	HR	LSR	MHR	RR
Non-Residential Uses				
Outdoor Furnace ¹				•
Specified Accessory Uses Subject to Section 3.0 General Provisions				
Additional Dwelling Unit	•	•	•	•
Bed and Breakfast Establishment	•			•
Garden Suite	•	•	•	•
Group Home	•			•
Home Business	•	•	•	•
Home Industry	•			•
Home-Based Daycare	•			•

¹ An outdoor furnace shall not be located closer than 15 m to any lot line.

- b. Any use, building or structure permitted in any Rural Residential Zone in **Table 8-2** must be in accordance with the requirements set out in **Table 8-3** or **Table 8-4**.

Table 8-3: Lot Requirements for Rural Residential Zones			
Provision	Zone		
	HR	LSR	RR
Minimum Lot Area			
	N/A	4,000 m ²	8,000 m ²
On Partial Municipal Services	4,000 m ²	4,000 m ²	N/A
Bloomfield and Consecon – On Partial Municipal Services	2,000 m ²	N/A	N/A
Rossmore – On Partial Municipal Services	3,000 m ²	N/A	N/A
All Other Hamlets	4,000 m ²	N/A	N/A
Minimum Lot Frontage			
On Partial Municipal Services	45 m	45 m	20 m
On Private Services	N/A	N/A	
Maximum Lot Coverage			

Table 8-3: Lot Requirements for Rural Residential Zones

Provision	Zone		
	HR	LSR	RR
On Partial Municipal Services	25%	15%	15%
On Private Services	15%		

Table 8-4: Lot and Site Requirements for a Mobile Home Park

Provision		Zone
		MHR
Lot	Minimum Lot Area	0.4 ha
	Minimum Lot Frontage	100 m
	Maximum Lot Coverage	25%
Site	Minimum Site Area	370 m ²
	Minimum Site Frontage	15 m
	Maximum Site Coverage	25%

8.3 Zone Standards

Any use, building or structure permitted in any Rural Residential Zone listed in **Table 8-2**, **Table 8-3** and **Table 8-4**, must also meet the requirements set out in **Table 8-5** and **Table 8-6**.

Table 8-5: Zone Standards for Rural Residential Zones

Provision	Zone		
	HR	LSR	RR
Minimum Front Yard	5 m	5 m	7.5 m
Minimum Exterior Side Yard	6 m	7.5 m	7.5 m
Minimum Interior Side Yard	3 m	3 m	3 m
Minimum Rear Yard	7 m	7 m	7 m
Minimum Landscaped Area	30%	30%	30%
Maximum Building Height	10 m	10 m	10 m

Table 8-6: Zone Standards for a Mobile Home Park and Site		
Requirement		Zone
		MHR
Zone Standards for a Mobile Home Park		
Minimum Front Yard		15 m
Minimum Exterior Side Yard		15 m
Minimum Interior Side Yard		10 m
Minimum Rear Yard		15 m
Minimum Landscaped Area		40%
Maximum Building Height	Single-Detached Dwelling	10 m
	Other Permitted Buildings and Structures	10 m
Zone Standards for a Mobile Home Site		
Minimum Setback from Internal Roads		6 m
Minimum Landscaped Area		40%
Maximum Mobile Home Height		5 m
Maximum Number of Mobile Home Dwellings per Site		1

8.4 Additional Provisions

All provisions of **Section 3.0 General Provisions** and **Section 4.0 Parking and Loading Provisions**, of this By-law shall be applicable to the use of any land, building or structure permitted within the Rural Residential Zones and any site-specific exception thereunder, shall apply and be complied with.

8.5 Rural Residential Exception Zones

Except as specifically exempted or varied with the following site-specific exceptions, all other requirements of this By-law shall apply.

8.5.1 Hamlet Residential (HR) Exception Zones

HR-1 – 2 Lot East of 28 Shannon Road (Ward of Bloomfield)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 0.37 ha
 - (ii) Minimum lot frontage: 43.5 m