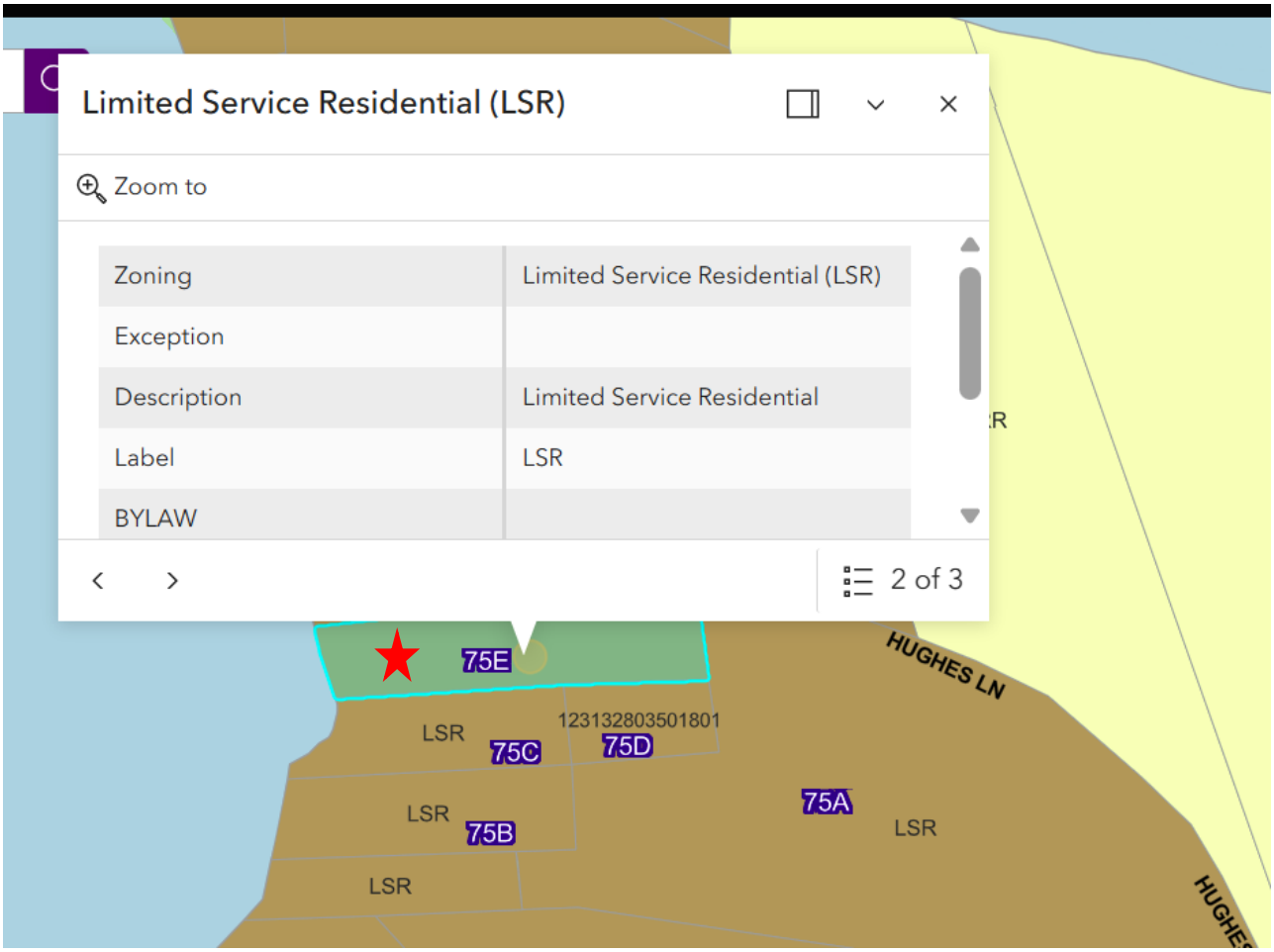
Zoning Map

75E Hughes Lane, Tweed



LSR – Limited Service Residential

Municipality of Tweed

Comprehensive Zoning By-Law No. 2012-30

September 2012

SECTION 10 - LSR - LIMITED SERVICE RESIDENTIAL

10.1 LSR – LIMITED SERVICE RESIDENTIAL

Within a LSR - Limited Service Residential Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

In a Limited Service Residential Zone, there is no commitment or requirement by the municipality to assume responsibility for ownership or maintenance of any private road or any other municipal services. Due to road conditions of privately maintained roads, there is no commitment or requirement by the municipality to ensure that municipal or provincially provided services are able to access privately owned roads. The intent of the Limited Service Residential Zone is to recognize existing residential development on private roads.

10.2 PERMITTED USES

i) a limited service dwelling,
ii) an accessory building or use,
iii) a Type 'A' home occupation, in accordance with the provisions of Section 5.28 of this By-law.

10.3 ZONE REGULATIONS

a) For Residential Uses

i)	Lot Area (Minimum)	4,046.7 sq. metres (1.0 acre)
ii)	Lot Frontage (Minimum)	45.7 metres (150.0 ft.)
iii)	Water Frontage (Minimum)	45.7 metres (150.0 ft.)
iv)	Front Yard (Minimum)	10 metres (32.8 ft.)
v)	Rear Yard (Minimum)	10 metres (32.8 ft.)
vi)	Interior Side Yard (Minimum)	3 metres (9.8 ft.)
vii)	Exterior Side Yard (Minimum)	3 metres (9.8 ft.)
viii)	Gross Floor Area (Minimum)	58.99 sq. metres (635 sq. ft.)
ix)	Lot Coverage (Maximum)	20 percent
x)	Building Height (Maximum)	11 metres (36.1 ft.)
xi)	Off-street parking shall be provided in accordance with Section 5.30.	

b) For Accessory Buildings

i)	Rear Yard (Minimum)	3 metres (9.8 ft.)
ii)	Interior Side Yard (Minimum)	3 metres (9.8 ft.)
iii)	Exterior Side Yard (Minimum)	3 metres (9.8 ft.)
iv)	Building Height (Maximum)	4.5 metres (14.8 ft.)
v)	Gross Floor Area (Maximum)	23 sq. metres (247.6 sq. ft.)

c) Vegetative Buffer Adjacent To The Shoreline

A natural vegetative buffer strip 15 metres (49.2 ft.) in width shall be maintained adjacent to the shoreline.

d) For Lots on a Narrow Water Body

Where a lot (with or without road frontage) fronts on a narrow water body as defined in this by-law, the required water frontage shall be 100 metres (328.1 ft.).

Refer to Guidelines for Measuring Narrow Waterbodies in Appendix "A".

10.4 GENERAL PROVISIONS

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot building, structure or use within the LSR - Limited Service Residential Zone.

10.5 SPECIAL LSR - LIMITED SERVICE RESIDENTIAL ZONES

10.5.1 LSR-1 (Lot 3, Concession 9, Elzevir Township)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned LSR-1 and shown on the attached schedules, the following special provisions shall apply:

Permitted Uses

The following shall be the only permitted use:

i) Limited service dwelling.

Zone Provisions

i)	setback from mineral extractive zone (minimum)	90 m (295.27 ft.)

All other provisions of this by-law shall apply.

10.5.2 LSR-2 (Lot 9, Concession 14, Hungerford Township)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned LSR-2 and shown on the attached schedules, the following special provisions shall apply:

Special Provisions

i) The lands area for this property is accessed by a private right-of-way named the Hawkins Lane. It is recognized that the resources of the Municipality will not be used for the maintenance of roadways designated as lanes as per the Municipality of Tweed Lanes Maintenance Policy,
ii) The minimum lot frontage on a navigable recreation water body is the greater of either 46 metres (150.9 ft.) or the existing water frontage of the parcel,
iii) a civic address is issued for within the prescribed range of addresses.

All other provisions of this by-law shall apply.

10.5.3 LSR-3 (Part Lot 16, Concession 5, Grimsthorpe Township)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned LSR-3 and shown on the attached schedules, the following special provisions shall apply:

Permitted Use

The following shall be the only permitted use:

i) Limited service dwelling.

All other provisions of this by-law shall apply.

10.5.4 LSR-4 (Part Lot 12, Concession 8, Hungerford Township)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned LSR-4 and shown on the attached schedules, the following special provisions shall apply:

Special Provisions

i)	Lot Area (Minimum)	2,300 sq. metres (0.57 acres)
ii)	Lot Frontage (Minimum)	38.0 metres (124.7 ft.)

All other provisions of this by-law shall apply.

10.5.5 LSR-5 (Part Lot 12, Concession 8, Hungerford Township)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned LSR-5 and shown on the attached schedules, the following special provisions shall apply:

Special Provisions

i)	Lot Area (Minimum)	1,900 sq. metres (0.47 acres)
ii)	Lot Frontage (Minimum)	33.0 metres (108.3 ft.)

All other provisions of this by-law shall apply.

10.5.6 LSR-6 (Part Lot 2 and 3, Concession 1, Elzevir Township)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned LSR-6 and shown on the attached schedules, the following special provisions shall apply:

Special Provisions

i) The minimum lot area shall be the lot area resulting from the lot created by severance for a lot addition.
ii) Access to the lot is by means of a private road.
iii) The Municipality is not responsible for maintenance or upkeep of the private road (Kehoe Lane) or for providing services to the land.

All other provisions of this by-law shall apply.