

7.5 R1 ZONE – LOW DENSITY RESIDENTIAL

Intent: To provide a zone for a range of ground-oriented housing and other compatible uses on both serviced and unserved urban lots 700 m² (0.17 ac) or larger in size.

Uses Permitted

.1 The following uses and no others are permitted in the R1 Zone:

Principal Use

- .1 Single Detached Dwelling
- .2 Duplex Dwelling
- .3 Townhouse, pursuant to the following:
 - a. The lot is serviced with both municipal water and sewer;
 - b. The Lot Area is at least 800 m²; and
 - c. The lot is a Through Lot or Corner Lot.

Accessory Uses

.2 The following uses and no others are permitted as accessory to the principal uses in the R1 Zone:

- .1 Bed and Breakfast
- .2 Home Based Business, Type I (Minor)
- .3 Secondary suite (only within single detached or duplex dwellings)
- .4 Garden suite (only on a lot with single detached or duplex)

Site-specific Uses, Buildings and Structures

.3 The following site-specific uses, buildings and structures are permitted:

- .1 On Lot 2, DL 1183, ODYD, Plan 29212 (6140 Turner Avenue): One Care Facility, Major for the purposes of the provision of childcare services as indicated on Schedule 'A' of Zoning Amendment Bylaw No. 2312, 2021.
- .2 On Lot 1, District Lot 221, ODYD, Plan KAP84233 (6575 Renfrew Road) and Lot 10, District Lot 221, ODYD, Plan KAP177 (6650 Renfrew Road): The total number of principal use dwelling units on the lands (not including Residential Flex Units or Secondary Dwelling Units) shall not exceed 71 as indicated in the Section 219 Covenant No. CB875522 registered on title.
- .3 On Lot 1, District Lot 221, ODYD, Plan KAP84233 (6575 Renfrew Road) and Lot 10, District Lot 221, ODYD, Plan KAP177 (6650 Renfrew Road): The minimum lot area for serviced lots is 500 m².

Lot Area

.4 The minimum lot area is:

With municipal sewer	700 m ² (0.17 ac)
Without municipal sewer	1.0 ha (2.5 ac)

Lot Dimensions

.5 The minimum lot dimensions on subdivision are:

Width	15.0 m (49.2 ft)
Depth	30.0 m (98.5 ft)

Density

- .6 The maximum density for a lot which is not serviced with both municipal water and sewer is a total of two dwellings which may be comprised of one (1) principal dwelling unit and 1 secondary dwelling unit.

The maximum density for a lot which is serviced with both municipal water and sewer is four (4) dwelling units inclusive of secondary dwelling units.

Lot Coverage

- .7 The maximum lot coverage for a parcel with one single detached dwelling, including a secondary suite, shall not exceed 40% and together with parking areas and driveways lot coverage shall not exceed 55%.

- .8 The maximum lot coverage for lots that are less than 1,000 m² in area and contain multiple principal dwelling units is 50%, and together with parking areas and driveways lot coverage shall not exceed 65%.

The maximum lot coverage for lots that are more than 1,000 m² in area and contain multiple principal dwelling units is 40% and together with parking areas and driveways lot coverage shall not exceed 55%.

- .9 The maximum size of an accessory building (other than a garden suite) is 70 m² (754 ft²).
- .10 Maximum of two (2) accessory buildings (other than a garden suite) are permitted per lot with a maximum gross floor area of:
- 100 m² (1,076 ft²) where the lot area exceeds 1.0 ha (2.5 ac); or
 - 75 m² (807 ft²) where the lot area does not exceed 1.0 ha (2.5 ac).

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District of Peachland

R1

Setback Requirements

The minimum setback requirements are as follows:

.11 Principal building (except Townhouses):

Front yard	6.0 m (19.7 ft)
Rear yard	4.5 m (14.8 ft)
Interior side yard	1.5 m (4.9 ft)
Exterior side yard	4.5 m (14.8 ft)
Minimum Separation between Principal Buildings	4.5m (14.8 ft)

.12 Townhouses

Front yard	6.0 m (19.7 ft)
Rear yard	4.5 m (14.8 ft)
Interior side yard	2.0 m (4.9 ft)
Exterior side yard	4.5 m (14.8 ft)
Minimum Separation between Principal Buildings	4.5m (14.8 ft)

.13 Accessory buildings and structures, except a garden suite:

Front yard	6.0 m (19.7 ft)
Rear yard	1.5 m (4.9 ft)
Interior side yard	1.5 m (4.9 ft)
Exterior side yard	4.5 m (14.8 ft)

.14 Garden suite:

Front yard	6.0 m (19.7 ft)
Rear yard	3.0 m (9.8 ft)
Interior side yard	1.5 m (4.9 ft)
Exterior side yard	4.5 m (14.8 ft)

Setback Exceptions

- .15 A garage or portion of a building used as a garage shall be located so that the garage door is setback a minimum of 6.0 m (19.7 ft), measured perpendicular from the garage door to the property line or to any physical obstruction.

Height

- .16 Maximum building heights are as follows:

Single detached dwellings	9.1 m (29.9 ft)
Accessory buildings and structures	5.0 m (14.8 ft)

