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## SECTION 7: COUNTRY RESIDENTIAL (CR-2) DISTRICT

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### 1. **PURPOSE**

The purpose of this district is to provide a residential district where the primary use is single dwelling units with limited additional uses. Single dwelling units within this district are mainly serviced by potable water wells and private sewage disposal systems. Development may be serviceable if central or common water distribution systems and central or common sewage collection and treatment systems are available. It may be used as part of a new community development in the County that is subject to an approved area structure plan.

### 2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

#### **Permitted Uses**

- (a) Dwelling Unit, Single Detached (one/lot)
- (b) Garage (one/lot)
- (c) Utilities

#### **Discretionary Uses**

- (a) Accessory Use
- (b) Agricultural Pursuit, Minor
- (c) Home Occupation, Intermediate
- (d) Modular Home
- (e) Park
- (f) Public Use
- (g) One Accessory Building or Structure (less than 100 m<sup>2</sup>)
- (h) Second Accessory Building
- (i) Sign

### 3. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3 and the Special Provisions for Country Residential Districts contained in Section 5, the following regulations shall apply to every development in the district.

	Municipal Serviced	Un-Serviced
Minimum Lot Area	760 m <sup>2</sup>	1.0 ha
Maximum Lot Area:	1.0 ha	4.0 ha
Minimum Lot Width:	20 metres	60 metres

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Minimum Front Yard	7.0 metres	7.0 metres
Minimum Rear Yard	7.0 metres	7.0 metres
Minimum Interior Side Yard	3.0 metres	3.0 metres
Minimum Exterior Side Yard	6.0 metres	7.0 metres
Maximum Building Height	10.5 metres	10.5 metres
Maximum Lot Coverage	35%	40%
Minimum Landscaped Area:	35%	40%

#### 4. **SPECIAL REQUIREMENT: ACCESSORY BUILDINGS**

No accessory building or structure shall exceed the height of the main structure. No accessory building or structure shall be erected in any yard other than the interior side yard or rear yard and shall be no closer to any lot line than 2.0 metres (6.6 feet). This special requirement does not apply to garages.

#### 5. **SPECIAL REQUIREMENT: HOME OCCUPATION, INTERMEDIATES**

No Home Occupation, Intermediates shall be permitted on parcels less than 1.0 ha in size.