
SECTION 12: RURAL RESIDENTIAL (RR-1) DISTRICT

1. **PURPOSE**

This District provides for residential development that consists primarily of single detached dwelling units in areas that are not yet established as hamlets, but are part of an approved Area Structure Plan. These new communities must be serviced by a central or common water distribution and treatment system and by a central or common sanitary sewer collection and treatment system.

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) Garage (attached)
- (b) Utilities
- (c) Single Detached Dwelling Unit

Discretionary Uses

- (d) Accessory Building, Structure, or Use
- (e) Garage (detached)
- (f) Park
- (g) Public Use
- (h) 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 this district.

Minimum Lot Area:	595 m ²
Minimum Lot Width:	17 metres
Minimum Front Yard:	6.0 metres
Minimum Rear Yard:	7.0 metres
Minimum Interior Side Yard:	
a) With Attached Garage:	1.5 metres
b) Without Attached Garage:	3 metres on one side and 1.5 metres on the other
Minimum Exterior Side Yard:	3.0 metres
Maximum Building Height:	10.5 metres
Maximum Coverage:	35%
Minimum Landscaped Area:	30%

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4. **SPECIAL REQUIREMENTS: 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 1.2 metres (4 feet).