
SECTION 14: RURAL RESIDENTIAL MIXED (RR-3) DISTRICT

1. **PURPOSE**

The purpose of this district is to provide for a mix of housing styles within a fully serviced hamlet while offering the potential for a lower density and higher quality development than that found in other mixed residential districts in the County.

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) Single Detached Dwelling (min. area = 79 m²)
- (b) Manufactured Home (min. area = 79 m²)
- (c) Modular Home (min. area = 79 m²)
- (d) Utilities

Discretionary Uses

- (a) Accessory Building, Structure, or Use
- (b) Garage
- (c) Group Care Facility
- (d) Park
- (e) Public use
- (f) Sign

3. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3, the following regulations shall apply to every development in this district.

Minimum Lot Area:	490 m ²
Minimum Lot Width:	14 metres
Minimum Front Yard:	6.0 metres
Minimum Rear Yard:	7.0 metres
Minimum Interior Side Yard:	1.5 metres
Minimum Exterior Side Yard:	3.0 metres
Maximum Building Height:	10.5 metres
Maximum Coverage:	40%
Minimum Landscaped Area:	25%

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4. **SPECIAL REQUIREMENTS**

- (a) All dwelling units and additions thereto shall be on permanent foundations consisting of concrete footings and walls or concrete piers and/or grade beams. The running gear and hitch of mobile homes shall be removed and any mobile home shall be attached permanently to the foundation.
- (b) 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.
- (c) All accessory structures such as patios, porches, additions, and skirtings shall be factory prefabricated units, professionally built, or the equivalent thereof, and so designed and erected as to harmonize with the mobile home or house.
- (d) No single wide or double wide mobile home will be permitted that is older than eight (8) years at the time of application.
- (e) Access to accessory buildings from the back lane will not be permitted.
- (f) No accessory building or structure shall exceed the height of the main structure.