
SECTION 15: RURAL RESIDENTIAL MIXED (RR-4) DISTRICT

1. **PURPOSE**

This district is intended to allow for a variety of low density housing styles throughout Clairmont and other hamlets. Development legally approved prior to adoption of this Bylaw but does not conform to these regulations is intended to be legal non-conforming development. Generally, existing development in the County is to be serviced at least by a central or common sanitary sewer system, unless it lies within an Agricultural or Country Residential District. Un-serviced hamlet areas are considered legal non-conforming development. New un-serviced residential development in Hamlets and elsewhere in the County must conform to the standards found in a Country Residential District.

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
- (b) Manufactured Home (Single and Double Wide)
- (c) Modular Home
- (d) Single detached dwelling unit
- (e) Utilities

Discretionary Uses

- (a) Accessory Building, Structure or Use
- (b) Duplex
- (c) Group Care Facility
- (d) Park
- (e) Public Use
- (f) Semi-detached Dwelling
- (g) Senior Citizen's Complex
- (h) Sign

3. **DISTRICT REQUIREMENTS**

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

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	Single Detached	Semi-detached Duplex
Minimum Lot Area:		
Sewer only:	1000 m ²	N/A
Fully serviced lot	430 m ²	300 m ² /unit
Minimum Lot Width:		
Sewer only:	20 metres	N/A
Fully serviced lot:	12 metres	18 metres (9 m/side)
Minimum Front Yard:	6 metres	6 metres
Minimum Rear Yard:	6 metres	6 metres
Minimum Interior Side Yard:		
a)With Attached Garage:	1.2 metres	1.2 metres
b)Without Attached Garage:	3 metres one side 1.2 metres the other	3 metres and zero (0) metres for semi-detached dwelling units on common lot line.
Minimum Exterior Side Yard:	3.0 metres	3.0 metres
Maximum Building Height:	10.5 metres	10.5 metres
Maximum Coverage:	40%	45%
Minimum Landscaped Area:	25%	25%

4. **SPECIAL REQUIREMENTS: ACCESSORY BUILDINGS AND STRUCTURES**

- (a) 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 metre (3 feet).
- (b) All accessory structures such as patios, porches, additions, and skirting shall be factory-prefabricated units, professionally built, or the equivalent thereof, and so designed and erected as to harmonize with the manufactured home or house.
- (c) No accessory building or structure shall exceed the height of the main structure.