

Appendix C: Proposed Rural Residential 1 Zone – RR-1

Schedule "A" of Capital Regional District Bylaw No. 2040
Juan de Fuca Land Use Bylaw

5.0 RURAL RESIDENTIAL 1 ZONE - RR-1

5.01 Permitted Uses

In addition to the uses permitted in Section 4.15 of Part 1 of this Bylaw, the following uses and no others shall be permitted in the Rural Residential RR-1 Zone:

- (a) One-family dwelling;
- (b) Two-family dwelling;
- (c) Home Based Business Categories One and Two; *Bylaw 3705*
- (d) Community Care Facilities;
- (e) Agriculture;
- (f) Two Boarders or Lodgers;
- (g) Secondary suite pursuant to Part 1, Subsection 4.19; *Bylaw 2674*
- (h) Detached Accessory Suites pursuant to Part 1, Subsection 4.20. *Bylaw 3605*

5.02 Minimum Lot Size for Subdivision Purposes Minimum lot size shall be 0.4ha.

5.03 Number of Residential Buildings One one-family dwelling or one two family dwelling is permitted on a lot.

5.04 Height Maximum height shall be 9m.

5.05 Lot Coverage Lot coverage shall not exceed 25 percent.

5.06 Maximum Size of Residential Buildings Provided applicants having either met the *Sewerage System Regulation* (e.g., a filing) or acceptance by VIHA via referral: *Bylaw 3705*

- (i) On lots of less than 1ha in area, residential buildings and structures shall not exceed a Floor Area Ratio of 0.45 or a Total Floor Area of 418m², whichever is less;
- (ii) On lots of 1ha or more in size, residential buildings and structures shall not exceed a Floor Area Ratio of 0.45.

5.07 Yard Requirements

- (a) Minimum front yard shall be 7.5m;
- (b) Minimum side yard shall be 6m; except that for lots of greater than 1ha in size and where residential uses exceed a Total Floor Area of 418m², minimum side yards shall be 15m each side;
- (c) Minimum flanking yard shall be 6m CTS;
- (d) Minimum rear yard shall be 10m.

5.08 Setbacks for Agricultural Uses Buildings and structures for agriculture use shall be not less than 30m from the front lot line and not less than 15m from any other lot line; excludes greenhouses accessory to residential uses.

5.09 Minimum Lot Frontage The minimum frontage of lots for subdivision purposes shall be 6m.