

## **Section 5: First Density Residential Zone (R1)**

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### **5.1 General**

- a) No person shall use any lot or erect, alter or use any building or structure in any First Density Residential (R1) Zone except in accordance with the applicable provisions of Sections 2, 3 and 5.
- b) In addition to Section 5.1 (a), any lot may be subject to additional regulations or restrictions by the City, upper tier government or agencies as indicated in Section 1.3.

### **5.2 Permitted Uses**

- a) Dwelling, Detached; and
- b) Uses, structures and buildings accessory thereto

### **5.3 Zone Requirements – Dwelling, Detached**

- a) Minimum Lot Frontage 15 metres
- b) Minimum Lot Frontage – Corner Lot 17 metres
- c) Minimum Lot Area 0.05 hectares
- d) Minimum Front Yard 6.5 metres
- e) Minimum Interior Side Yard 1.5 metres
- f) Minimum Corner Side Yard 3.5 metres
- g) Minimum Rear Yard 7 metres except the minimum rear yard which includes the Hazard (H) zone shall be determined by the Niagara Peninsula Conservation Authority in accordance with Ontario Regulation 155/06, as amended
- h) Maximum Lot Coverage 40 percent
- i) Maximum Height 11 metres
- j) Minimum Landscaped Area 25 percent
- k) No accessory building or structure shall be erected in any required minimum front or corner side yard on any lot that abuts the Lake Erie shoreline.