

PART 7: R-1B (SUBURBAN RESIDENTIAL) ZONE

7.1 R-1B USES PERMITTED

No development permit shall be issued in any R-1B (Suburban Residential) Zone except for the following:

Residential Uses

Single unit dwellings

Two unit dwellings

Offices in conjunction with permitted dwellings

Bed and Breakfasts (C-May 27, 1997 / July 2, 1997)

Day care facilities for not more than fourteen (14) children in conjunction with permitted

Dwellings

Community Uses

Parks and open space uses except cemeteries

Recreation uses

Denominational institutions

Educational institutions and uses

Nursing homes

Residential care facilities

Government offices

7.2 R-1B ZONE REQUIREMENTS

In any R-1B Zone, where uses are permitted as Residential Uses, no development permit shall be issued except in conformity with the following:

Minimum Lot Area:

Central water and sewer services	10,000 square feet (929 m) ² per dwelling unit
Other	40,000 square feet (3716 m) ² per dwelling unit

Minimum Frontage:

Central water and sewer services	75 feet (22.9 m)
Other	100 feet (30.5 m)

Minimum Front or Flankage Yard	30 feet (9.1 m)
Minimum Rear or Side Yard	8 feet (2.4 m)
Maximum Lot Coverage	35 percent
Maximum Height of Main Building	35 feet (10.7 m)

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7.3 OTHER REQUIREMENTS: OFFICE AND DAY CARE USES

Where offices and day care facilities are permitted in any R-1B Zone, the following shall apply:

- (a) Any office or daycare facility, with the exception of outdoor play space, shall be wholly contained within the dwelling which is the principal residence of the operator of the office or facility.
- (b) No more than thirty-three (33) per cent of the floor area shall be devoted to any office and in no case shall any office occupy more than three hundred (300) square feet (27.9 m).
- (c) No open storage or outdoor display shall be permitted.
- (d) No more than one (1) non self-illuminated sign shall be permitted for any office or day care facility and no such sign shall exceed four (4) square feet (.37 m²) in area.
- (e) Three (3) off-street parking spaces, other than that required for the dwelling, shall be provided.
- (f) No office use shall involve the direct sale of goods stored on the premises.

7.4 OTHER REQUIREMENTS: COMMUNITY USES

In any R-1B Zone, where uses are permitted as Community Uses, no development permit shall be issued except in conformity with the provisions of Part 22.

7.5 **OTHER REQUIREMENTS: BED AND BREAKFASTS**

Where bed and breakfast outlets are permitted in any R-1B Zone, the following shall apply:

- (a) No dwelling shall be used for the rental of more than three (3) rooms for sleeping accommodation, with or without meals to the travelling public.*
- (b) No more than one (1) sign shall be permitted for any bed and breakfast and no such sign shall exceed four (4) square feet (.37 m²) in area.*
- (c) One off-street parking space in addition to that required for the dwelling shall be provided for each room to be let. (C-May 27, 1997 / M-July 2, 1997)*

