

OFFICE CONSOLIDATION

TOWN OF PELHAM ZONING BY-LAW NO. 1136 (1987), as amended

(This Office Consolidation Edition is prepared for purposes of convenience only.

For accurate reference recourse should be had to the original by-law(s) and amendments and Orders of the Ontario Municipal Board.)

SECTION 13 - RESIDENTIAL 1 R1 ZONE

Subject to the general provisions of Section 6 and all other applicable requirements of this By-law, the provisions of this section shall apply throughout the Residential 1 R1 zone.

13.1 PERMITTED USES

- (a) One single detached dwelling;
- (b) uses, buildings and structures accessory to the foregoing uses;
- (c) home occupations.

13.2 ZONE REQUIREMENTS

- (a) Minimum Lot Area 700 m² (7,534.98 ft²)
- (b) Minimum Lot Frontage 19 m (62.34 ft)
20 m (65.62 ft) on a corner lot
- (c) Maximum Lot Coverage 30 percent
- (d) Minimum Front Yard 7.7 m (25.26 ft)
- (e) Minimum Interior Side Yard 1.8 m (5.9 ft) on one side and 3 m (9.84 ft) on the other side where there is no carport or garage attached, or 1.8 m (5.9 ft) on both sides where a carport or garage is attached
- (f) Minimum Exterior Side Yard 5 m (16.4 ft) from the side lot line or 15 m (49.21 ft) from the centre line of the road whichever is the greater
- (g) Minimum Rear Yard 7.5 m (24.61 ft)
- (h) Maximum Height for a Dwelling 10.5 m (34.45 ft)
- (i) Minimum Ground Floor Area for a Dwelling
 - (i) one storey 115.5 m² (1,243.27 ft²)
 - (ii) two storeys 78 m² (839.61 ft²)