

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 9 - RESIDENTIAL VILLAGE 1 RV1 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 Village 1 RV1 zone.

9.1 PERMITTED USES

- (a) One single detached dwelling on one lot and uses, buildings and structures accessory thereto;
- (b) Home occupations.

9.2 ZONE REQUIREMENTS

	With Sanitary Sewers & Water	With Municipal Water or No Municipal Services
(a) Minimum Lot Area	836 m ² (8,998.92 ft ²)	3700 m ² (39,827.77 ft ²)
(b) Minimum Lot Frontage	18 m (59.05 ft) 20 m (65.62 ft) on a corner lot	36 m (118.11 ft) 38 m (124.67 ft) on a corner lot
(c) Maximum Lot Coverage	35 percent	20 percent
(d) Minimum Front Yard	8 m (26.25 ft)	10 m (32.81 ft)
(e) Minimum Interior Side Yard	1.5 m (4.92 ft)	3 m (9.84 ft)
(f) Minimum Exterior Side Yard	5 m (16.4 ft)	6 m (19.69 ft)
(g) Minimum Rear Yard	7.5 m (24.61 ft)	7.5 m (24.61 ft)
(h) Maximum Height for a Dwelling	10.5 m (34.45 ft)	10.5 m (34.45 ft)
(i) Minimum Ground Floor Area for a Dwelling		
(i) one storey	93 m ² (1,001.08 ft ²)	93 m ² (1,001.08 ft ²)
(ii) two storey	56 m ² (602.80 ft ²)	56 m ² (602.80 ft ²)