

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) |