

## **SECTION 9 – URBAN RESIDENTIAL ONE (UR1) ZONE**

9.1 Within an Urban Residential One (UR1) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### 9.2 PERMITTED USES

#### 9.2.1 Residential Uses:

- a) Single detached dwelling
- b) Detached accessory structure

### 9.3 ZONE PROVISIONS

9.3.1 All permitted uses within the Urban Residential One (UR1) Zone shall be serviced by full water and wastewater services.

9.3.2 No person shall within the Urban Residential One (UR1) Zone use any lot, erect or use any building or structure for any purpose except in accordance with the Midhurst Residential Zoning Performance Table, as applicable.

#### PERFORMANCE TABLE

UR 1 Provisions <sup>F,M</sup>	Single Detached Dwelling
Lot Frontage (minimum)	15.0 m
Lot Area (minimum)	446 m <sup>2</sup>
Landscaped Open Space % Area (minimum)	--
Landscaped Open Space % Lot Frontage (minimum)	40%
Front Yard – Building (minimum) <sup>O</sup>	4.5 m
Front Yard – Garage (minimum) <sup>O</sup>	6.0 m
Interior Side Yard - Building (minimum) <sup>A,P</sup>	1.2 m
Interior Side Yard - Garage (minimum) <sup>A,P</sup>	1.2 m
Exterior Side Yard (minimum) <sup>B,O</sup>	3.0 m
Rear Yard - Building (minimum) <sup>S</sup>	6.5 m
Rear Yard – Garage (minimum) <sup>C</sup>	0.6 m
Lot Coverage (maximum)	N/A
Height (maximum)	11.5 m
Dwelling Unit Floor Area (minimum)	--
Gross Floor Area (maximum)	--
Parking Spaces, including garage (minimum) <sup>Q</sup>	2
Garage Width % of Lot Frontage (maximum) <sup>L,N</sup>	50%

#### NOTES:

- A) For single detached units, the minimum interior side yard may be reduced to 0.6m for the garage.

- B) Where face of garage door faces flankage (exterior side yard) the face of the garage is to be 6 metres from street line.
- C) Where an accessory garage is located in a rear yard, no dwelling unit on the same lot shall be located within 6 metres of the accessory garage. If the accessory garage is attached to the residence, the setback shall be 0 metres.
- D) From a laneway
- E) For the first 5 dwelling units, plus 100 square metres for each additional unit.
- F) Maximum number of detached accessory structures is two (2) per lot with a combined GFA of 65 square metres for single detached, semi-detached, duplex and townhouse dwellings; 86 square metres for triplex and fourplex dwellings; and 125 square metres for sixplex dwellings. And accessory structure shall not include a detached garage.
- G) May include a play area or other compatible recreational use
- H) The minimum interior side yard shall be 2 metres if the abutting end wall contains no habitable room windows and provided the interior lot line does not abut a (UR1) or (UR2) Zone.
- I) Plus 13 square metres for each additional bedroom
- J) Additional policies regarding Courts, Privacy Yards, Accessory Buildings and Plan / Recreational Areas from Residential (R3) Zone apply
- K) The front yard for multiplex dwellings is the yard that abuts a public street, but does not include a laneway.
- L) The minimum parking space dimensions shall be 3 metres in width and 6 metres in length for a single car garage and 5.5 metres in width by 6 metres in length for a two car garage. Encroachments are permitted.
- M) On a corner lot, sight triangles shall have minimum size of 3 metres x 3 metres. Within these triangular spaces, no hedge, shrub, tree, fence, sign or other such structures shall be planted, maintained or erected. Where a site triangle exists, yards shall be measured from the point of the intersection from the extension of the lot lines.
- N) Garage width to be measured from two opposite edges of the garage door.
- O) A 0.75 metres encroachment for stairs is permitted into the front, rear and exterior side yard.
- P) Where two townhouse units (all types) share a common vertical wall then there shall be a 0 metres interior side yard setback.
- Q) For the purpose of calculating the number of required parking spaces, the parking area shall be measured from the curb on lots with a single car garage and no sidewalk.
- R) In mixed use buildings, the ground level floor shall be devoted entirely to non-residential uses.
- S) In (UR1) and (UR2) Zones where the rear lot line abuts a hedgerow or park, the minimum rear yard setback for the building shall be 3.0 metres.