

# Residential 7 – Residential (R4) Zone (By-lay 5000-099 Heritage Village Hillsdale SP-T-0504

7.1. All permitted uses within the Residential (R4) Zone shall be serviced by a public water and sanitary sewer system.

7.2. **Permitted Uses**

Residential Uses:

- a) Single detached dwelling

Non-Residential Uses permitted with or without lifting of the H Holding Zone.

- a) Home occupation, in accordance with the General Provisions Section
- b) Public Use in accordance with the General Provisions Section

7.3. **Zone Provisions**

<b>Provision</b>	<b>Required</b>
i) Minimum Lot Area	450 m <sup>2</sup>
ii) Minimum Lot Frontage	15.24 m
iii) Minimum Front Yard Depth to main building wall excluding garage face	5.0 m
iv) Minimum Front Yard Depth to building wall containing garage face	6.0m
v) Minimum Front Yard Depth to Porch or Veranda on a foundation	3.75 m
vi) Minimum Interior Side Yard Depth	1.2 m
vii) Minimum Rear Yard Depth	7.5 m
viii) Minimum Exterior Side Yard Depth to main building wall excluding garage face	3.75 m
ix) Minimum Exterior Side Yard Depth to building wall containing garage face	6.0m
x) Minimum Exterior Side Yard Depth to Porch or Veranda on a foundation	3.75 m
xi) Maximum Building Height	11 m
xii) Maximum Dwelling Units per lot	1
xiii) Accessory Buildings	
xii) Parking	Refer to Off-street Parking Section of the General Provisions

**Provision**

**Required**

Notwithstanding subsection 4 of the Yard Encroachment General Provisions, a front porch or veranda shall not be limited in size.

Subsection 1 of the Sight Triangle General Provisions shall not apply where a sight triangle has been incorporated into the road allowance at a corner intersection.

Notwithstanding the Zone Provisions, in the case of an attached or detached garage that is located a minimum of 6.0 metres behind the front main wall of a dwelling the following provisions shall apply:

xiii)

1. Minimum Front Yard Depth to main wall of dwelling, porch or veranda on a foundation shall be 3.75 metres.
2. Minimum Interior Side Yard Depth to building wall of the garage shall be 0.8 metres, except in the case of a detached garage, which may share a common wall with a detached garage on an abutting lot.
3. Minimum Rear Yard Depth to building wall of the garage shall be 0.8 metres.