

Section 20 RURAL (R) ZONE

20.1 Rural Zone Regulations

No person shall use any land or erect, alter or use any building or structure in the Rural (R) Zone except in accordance with the following provisions.

20.2 Permitted Main Uses

1. Agricultural Use
2. Ambulance Facility
3. Auction Hall
4. Camp
5. Catering Establishment
6. Commercial Greenhouse, Nursery or Garden Centre
7. Communications Facility
8. Conservation Use
9. Construction Yard or Contractor's Yard
10. Duplex Dwelling
11. Dwelling, Mobile Home
12. Dwelling, Semi-detached
13. Dwelling, Seasonal
14. Dwelling, Single Detached
15. Equestrian Establishment
16. Farm
17. Farm Produce Outlet
18. Hobby Farm
19. Forestry Use
20. Golf Course
21. Golf Driving Range
22. Livestock Facility
23. Livestock Sales Outlet
24. Logging Operation
25. Park
26. Personal Service Establishment
27. Place of Assembly
28. Place of Worship
29. Private Club
30. Recreational Commercial Establishment
31. Portable Sawmill
32. Service Outlet Shop
33. Shooting Range or Rifle Club
34. Tourist Outfitters Establishment
35. Wayside Pit

- 36. Wayside Quarry
- 37. Welding Shop

20.3 Permitted Accessory Uses, Buildings and Structures

- 1. Accessory Uses, Buildings and Structures subject to **Section 4.1**
- 2. Accessory Dwelling
- 3. Accessory Apartment or Apartment-in-a-House
- 4. Bed and Breakfast Establishment subject to **Section 4.2**
- 5. Farm Vacation Establishment
- 6. Garden Suite subject to **Section 4.12**
- 7. Home Industry accessory to an existing dwelling unit subject to **Section 4.15**

20.4 Zone Requirements

The zone requirements for permitted uses in the R Zone shall be as set out in Table 20.4.

Table 20.4 – R Zone Requirements

	Residential Uses	Non-Residential Uses
Minimum Lot Area	0.4 ha [1 ac.]/dwelling	0.8 ha [2 ac.]
Minimum Lot Frontage	45 m [147.6 ft.]	45 m [147.6 ft.]
Minimum Yard Requirements – Main Building		
Front Yard or Exterior Side Yard	10 m [32.8 ft.]	10 m [32.8 ft.]
Interior Side Yard	3 m [9.84 ft.]	5 m [16.4 ft.]
Rear Yard	10 m [32.8 ft.]	10 m [32.8 ft.]
Minimum Yard Requirements – Accessory Building (see also Section 4.1)		
Interior Side Yard or Rear Yard	3 m [9.84 ft.]	3 m [9.84 ft.]
Maximum Height Requirements		
Main Building	10 m [32.8 ft.]	12 m [39.3 ft.]
Accessory Building	5 m [16.4 ft.]	6 m [19.6 ft.]
Maximum Lot Coverage Requirements - (Accessory Building - see also Section 4.1)		
Main Building	15%	30%
Accessory Building	5%	10%

Table 20.4 – R Zone Requirements

	Residential Uses	Non-Residential Uses
Minimum Separation Distance Between Buildings Requirements		
Main Building and any Accessory Building	5 m [16.4 ft.]	5 m [16.4 ft.]

20.5 Additional Provisions

1. All applicable provisions of **Section 4 – General Provisions** shall apply.
2. All development shall comply with the provisions of **Section 4.20.4 – Minimum Distance Separation Formulae I and II**.
3. Despite anything in **Table 20.4** to the contrary, the minimum *yard* requirements for any *yard* for a *construction yard or contractor’s yard, wayside pit or wayside quarry* shall be 15 m [49.2 ft.].
4. A *private garage* may be *erected* on a *lot* in the Rural (R) Zone where the lot is not occupied by a *dwelling* provided the *private garage* is not used or occupied as a dwelling, and provided that the location of the *private garage* will not prevent the construction of a *dwelling* on the same *lot* which will meet the required setbacks of the R zone.

20.6 Zone Exceptions