

11.4B

PARK RESIDENTIAL ONE (PR-1)

11.4B.1

PRINCIPAL USES

SRD 306

- a) Single family dwelling;
- b) Accesory buildings and structures;
- c) Park;
- e) Utility use.

11.4B.2

CONDITIONS OF USE

- a) One (1) principal building may be located on a lot, subject to all other requirements of the bylaw.
- b) A minimum of 15 percent of land zoned Park Residential One (PR-1) is to be dedicated as Park.
- c) All residential buildings must be connected to a community sewer and water system approved by the appropriate government agency.
- d) Statutory Rights-of-Way, a minimum of 5 metres wide, for a multi-use public trail system in the name of the Strathcona Regional District is to be provided.

11.4B.3

LOT AREA

The minimum lot area in the Park Residential (PR-1) zone shall be 6500 square metres (1.6 acres).

11.4B.4

DENSITY

The average density of all residential lots in the Park Residential (PR-1) zone shall be a minimum of 1 hectare (2.47 acres) per lot.

11.4B.5

SETBACKS

Except where otherwise specified in this bylaw, the minimum setbacks for all buildings and structures shall be:

- 1) Front yard shall be a minimum of 7.5 metres (24.6 feet) from a front lot line;
- 2) Rear yard shall be a minimum of 7.5 metres (24.6 feet) from a rear lot line;
- 3) Side yard shall be a minimum of 7.5 metres (24.6 feet) from a side lot line.

11.4B.6

LOT COVERAGE

The maximum lot coverage for all buildings and structures shall not exceed 20 percent (20%).