

R1 - Residential First Density Zone (Sections 155-156)

Purpose of the Zone

The purpose of the R1- Residential First Density Zone is to:

- (1) restrict the building form to detached dwellings in areas designated as **General Urban Area** in the Official Plan;
- (2) allow a number of other residential uses to provide additional housing choices within detached dwelling residential areas;
- (3) permit ancillary uses to the principal residential use to allow residents to work at home;
- (4) regulate development in a manner that is compatible with existing land use patterns so that the detached dwelling, residential character of a neighbourhood is maintained or enhanced; and
- (5) permit different development standards, identified in the Z subzone, primarily for areas designated as **Developing Communities**, which promote efficient land use and compact form while showcasing newer design approaches.

155. In the R1 Zone:

Permitted Uses

- (1) The following uses are permitted uses subject to:
 - (a) the provisions of subsection 155 (3) to (6);
 - (b) a maximum of three guest bedrooms in a bed and breakfast;
 - (c) a maximum of ten residents is permitted in a group home; and
 - (d) a maximum of ten residents is permitted in a retirement home, converted.

bed and breakfast, see Part 5, Section 121
detached **dwelling**

diplomatic mission, see Part 3, Section 88

group home, see Part 5, Section 125

home-based business, see Part 5, Section 127

home-based daycare, see Part 5, Section 129

park

retirement home, converted see Part 5, Section 122

additional dwelling unit, see Part 5, Section 133

urban agriculture, see Part 3, Section 82 (By-law 2017-148)

Conditional Permitted Uses

- (2) The following conditional use is also permitted in the R1 zone, subject to the following:
 - (a) it is located on a lot fronting on and having direct vehicular access to an Arterial or Major Collector Road, such roads which are indicated on Schedule 3 – Urban Road Network; and
 - (i) Where there is no secondary dwelling unit, a maximum of seven rooming units is permitted;

- (ii) Where there is a secondary dwelling unit, a maximum of six rooming units is permitted. (By-law 2018-206)

rooming house see *Part 5, Section 122* (By-law 2018-206)

Zone Provisions

- (3) The zone provisions are set out in Table 156A and 156B.
- (4) A park is not subject to the provisions of Table 156A, however any development will be subject to the subzone provisions for a detached dwelling. (By-law 2016-131)
- (5) Conversions that alter an existing residential use building to create another listed permitted use are subject to the provisions of Section 122 - Conversions.

Alternative Setbacks for Urban Areas

(OMB Order File N^o: PL150797, issued July 25, 2016 - By-law 2015-228)

- (6) For regulations affecting yard setbacks applicable to urban residential lots located within Schedule 342, see Part V, Section 144 – Alternative Yard Setbacks affecting R1-R4-zoned Residential Lots within the Greenbelt. (By-law 2020-289)

Other Zone Provisions

(OMB Order File N^o: PL150797, issued July 25, 2016 - By-law 2015-228)

- (7) For other applicable provisions, see Part 2 – General Provisions, Part 3 – Specific Use Provisions, Part 4 – Parking, Queuing and Loading Provisions and Part 5 Residential Provisions.
- (8) Where the “-c” suffix is shown in the zone code, Section 141 also applies. (By-law 2015-197)

R1 Subzones

156. In the R1 Zone, the following subzones and provisions apply such that:

- (1) (a) Column I lists the subzone character;
- (b) Columns II through IX inclusive, establish required zone provisions applying to development in each subzone;
- (c) Column X lists the reference number of additional provisions applying in each subzone. The additional provisions themselves are provided in Table 156B. Where an additional provision applies, the corresponding provision specified in Table 156B takes ultimate precedence over any provision provided in Table 156A;
- (d) Where a superscript number occurs in Table 156A – eg.: 1,390 ¹, the superscript number 1 refers to a number in Column I in Table 156B which sets out an additional provision;

- (e) Where “na” appears, it means that the associated provision is not applicable; and
 - (f) Where “varies” appears, the associated provision is referenced and provided as an additional provision.
- (2) Lots serviced by private services may require lot sizes larger than that necessary to meet zone provisions in order to accommodate the servicing systems capable of handling the increased levels of water consumption and sewage generation that may be associated with these uses.
 - (3) Despite any other provision of this by-law, retirement homes, converted and rooming houses are prohibited on lands zoned R1 and developed with private services. (By-law 2018-206)

TABLE 156A – R1 SUBZONE PROVISIONS

(By-law 2009-164) (OMB Order File N°: PL150797, issued July 25, 2016 - By-law 2015-228) (By-law 2020-288) (By-law 2021-111)(By-law 2022-103)

I Sub-Zone	II Minimum Lot Width (m)	III Minimum Lot Area (m ²)	IV Maximum Building Height (m)	V Minimum Front Yard Setback (m)	VI Minimum Corner Side Yard Setback (m)	VII Minimum Rear Yard Setback (m)	VIII Minimum Interior Side Yard Setback (m)	IX Maximum Lot Coverage (And Other Provisions)	X End Notes (see Table 156B)
A ⁵	30	1 490 ³	Schedule 342, is 8.5; in other cases, 11	7.5 ¹³	7.5 ¹⁴	12 ^{13,6}	6 ⁴	20%	3,4,5,6,14
AA ⁵	30	1 390 ³	Schedule 342, is 8.5; in all other cases, 11	5	5	7 ⁶	3 ⁴	na	3,4,5,6
B ⁵	27	925 ³	Within Schedule 342: 8.5; in all other cases: 11	4.5 ¹⁴	4.5 ¹⁴	12 ^{14,6}	4.5 ⁴	30%	3,4,5,6,14
BB ⁵	30	1 110 ³	Schedule 342, is 8.5; in all other cases, 11	4.5 ¹⁴	4.5 ¹⁴	12 ^{14,6}	4.5 ⁴	25%	3,4,5,6,14
C ⁵	24.5	740 ³	Schedule 342, is 8.5; in all other cases, 11	4.5 ¹⁴	4.5 ¹⁴	11 ⁶	3.5 ⁴	33%	3,4,5,6,14
CC ⁵	20	900 ³	8.5	5	5	varies ⁷	2 ⁴	40%	3,4,5,7
D ⁵	20	600	Schedule 342, is 8.5; in all other cases, 11	6	4.5	9 ⁶	1 ⁴	40%	4,5,6

E ⁵	19.8	1 390 ^{1,3}	Schedule 342, is 8.5; in all other cases, 11	7.5 ¹³	4.5	12 ⁶	0.9 on one side and 1.2 ⁴ on the other	15% ²	1,2,3,4,5,6,13
F ⁵	19.5	600	8.5	7.5 ¹³	4.5	varies ⁷	total is 2.4 with one yard no less than 0.9 ⁴	35%	4,5,7,13
FF ⁵	19.5	600	8.5	6 ¹³	4.5	varies ⁷	total is 2.1 with one yard, no less than 0.9 ⁴	45%	4,5,6,13
G ⁵	18	665 ³	8.5	3	3	varies ⁷	total is 3.6 with one yard, no less than 1.2 ⁴	na	3,4,5,7
GG ⁵	18	665 ³	8	6	4.5	varies ⁷	total is 3.6 with one yard, no less than 1.2 ⁴	na	3,4,5,7
H	18	540	11	6	4.5	9	1.0 ⁴	40%	4
HH	18	540	9.5	6	4.5	6	1.2 ⁴	40%	4
I ⁵	18	540	Schedule 342, is 8.5; in all other cases 11	4.5 ¹⁴	4.5 ¹⁴	25% of the lot depth which must comprise at least 25% of the area of the lot, however it may not be less than 6 m and need not exceed 7.5 ^{7,14}	2.5 ⁴	35%	4,5,14
II ⁵	18	540	8.5	3	3	varies ⁷	total is 3.6, with one yard, no less than 1.2 ⁴	na	4,5,7
J	18	540	9.5	4.5	4.5	7.5 ⁶	total is 2.5, with one yard, no less than 1 ⁴	40%	4,7
K ⁵	18	500	8	6	4.5	varies ⁷	total is 3.6, with one yard,	na	4,5,7

							no less than 1.2 ⁴		
L	15	450	11	6	4.5	7.5 ⁶	1 ⁴	na	4,7
M ⁵	15	450	Schedule 342, Area A is 8.5; in other cases 11	4.5	4.5	7.5 ⁶	1 ⁴	na	4,5,7
MM ⁵	15	450	8.5	3	3	varies ⁷	1.2 ⁴	na	4,5,7
N ⁵	15	450	Schedule 342, is 8.5; in other cases 9.5	6	4.5	7.5 ⁶	1 ⁴	na	4,5,7
NN	15	450	9.5	4.5	4.5	7.5 ⁶	1 ⁴	na	4,7
O ⁵	15	450	8	6	4.5	varies ⁷	total is 3, with one yard, no less than 1.2 ⁴	na	4,5,7
P ⁵	15	440	8.5	3	3	varies ⁷	1.2 ⁴	na	4,5,7
PP ⁵	15	440	8	6	4.5	varies ⁷	total is 3, with one yard, no less than 1.2 ⁴	na	4,5,7
Q ⁵	12	360	Schedule 342, is 8.5; in other cases 11	4.5	4.5	7.5 ⁶	1 ⁴	na	4,5,7
QQ ⁵	12	360	8.5	3	3	varies ⁷	1.2 ⁴	na	4,5,7
R	12	360	9.5	4.5	4.5	7.5 ⁶	1 ⁴	na	4,7
S ⁵	12	360	8	6	4.5	7.5 ⁶	1.2 ⁴	na	4,5,7
T	10.5	270	11	4.5	4.5	7.5 ⁶	1 ⁴	na	4,7
TT ⁵	9	270	8.5	3	3	varies ⁷	total is 1.8, with one yard, no less than 0.6 ⁴	na	4, 5,7
U	10.5	270	9.5	6	4.5	7.5 ⁶	1 ⁴	na	4,7
UU	10.5	270	9.5	4.5 ¹⁰	3	6	total is 1.8, with one yard, no less than 0.6 ⁴	na	4,10
V ⁵	10.5	240	Schedule 342, is 8.5; in other cases 9.5	3 ⁹	3	6 ⁷	total is 1.8, with one yard, no less than 0.6 ⁴	na	4,5,7,9

VV ⁵	11	240	Schedule 342, is 8.5; in other cases 11	3	3	6 ⁷	total is 1.8, with one yard, no less than 0.6 ⁴	na	4,5,7
W ⁵	9	240	Schedule 342, Area A is 8.5; in other cases 11	4.5	4.5	6 ⁷	1 ⁴	na	4,5,7
WW ⁵	9	450	Schedule 342, is 8.5; in other cases 11	5	5	7 ⁷	1 ⁴	na	4,5,7
X	9	240	9.5	4.5	4.5	7.5 ⁶	1 ⁴	na	4,7
XX	9	240	9.5	4.5 ⁸	3	6	total is 1.8, with one yard, no less than 0.6 ⁴	na	4,8
Y ⁵	7.5	195	8.5	3	3	varies ⁷	total is 1.8, with one yard, no less than 0.6 ⁴	na	4,5,7
Z ⁵	9	240	Schedule 342, is 8.5; in other cases 11	3 ¹¹	3 ¹¹	6 ^{6,12}	total is 1.8, with one yard, no less than 0.6 ⁴	na	4,5,6,11,12

- (3) In the R1 Subzones, the following additional zoning provisions as denoted by endnotes apply:

TABLE 156B – ADDITIONAL ZONING PROVISIONS

(By-law 2009-164) (OMB Order File N^o: PL150797, issued July 25, 2016 - By-law 2015-228) (By-law 2020-288)

I Endnote Number	II Additional Zoning Provisions
1	Minimum lot area is 930 m ² for lots connected to a piped municipal water supply
2	Maximum lot coverage is 25% for a lot connected to a piped municipal water supply
3	On a corner lot in Schedule 342, except in Area A of Schedule 344, where both water and wastewater municipal services are present, a minimum lot area of no less than 49 per cent of the required minimum lot area of the subzone may be applied if: <ul style="list-style-type: none"> (i) permission to sever the lot into two lots is granted by the Committee of Adjustment;

	(ii)	only one detached dwelling is built on each of the two severed lots; and
	(iii)	each of the detached dwellings have their front wall and driveway facing frontage on different streets whether or not that frontage is the front lot line.
	Where a corner lot is severed into two lots, See Part V, Section 144: Alternative Yard Setbacks affecting Low-rise Residential Development in the R1 to R4 Zones within the Greenbelt. (By-law 2020-288)	
4.	Despite the minimum interior side yard setback provision in column VIII of Table 156A, the combined minimum required interior side yard setback for interior or through lots in Area A on Schedule 342 where the lot width is:	
	(i)	36 metres or greater: must increase by 1 m for each additional 1 m of lot width, to a maximum of 40% of the lot width, and
	(ii)	with one yard no less than the minimum interior side yard setback of the applicable zone or subzone. (By-law 2020-288)
5	Where development is proposed on a corner lot, See Part V, Section 144:	
	(i)	Despite the minimum front yard setback provision in column V of Table 156A, on an interior lot with a lot width greater than 36 metres in Area A on Schedule 343: any part of a detached dwelling that is wider than 60 per cent of the permitted width of the building envelope must be setback a further 2 metres from the front lot line than the rest of the front building façade; and,
	(ii)	no part of an attached or detached garage or carport may be located closer to the front lot line than the front wall of the principal building.
	(iii)	See Part V – Section 144 for yard setbacks and corner lot regulations, and Section 139 and 140 for garage regulations. (By-law 2020-288)
6	Where a lot is located within S. 342, see Part V, Section 144 – Alternative Yard Setbacks for Low-rise Dwellings in the Greenbelt. (By-law 2020-288)	
7	For lots located within S. 342 and whose rear lot line abuts an R1, R2, R3 or R4 zone, see Part V, Section 144 – Alternative Yard Setbacks for Lowrise Dwellings in the Greenbelt. In all other cases the minimum rear yard setback is 25% of the lot depth which must comprise at least 25% of the area of the lot, however it may not be less than 6.0 m and need not exceed 7.5 m, except on lots with depths of 15 metres or less, in which case the minimum rear yard setback is 4 m. (By-law 2022-103)	
8	Minimum front yard setback is 6 m for any attached garage (By-law 2020-288)	
9	For lots located outside of Schedule 342 the minimum front yard setback is 4 m for any attached garage. The minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 6.2 m. (By-law 2020-288)	
10	The minimum required interior side yard setback for interior or through lots on Schedule 342, Area A where the lot width is 36 metres or greater: 40 per cent of the lot width with one yard no less than the minimum interior side yard setback of the applicable zone or subzone. (By-law 2020-288)	

11	The minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 6.2 m. No portion of a private garage or carport shall be located more than 2.5 m closer to a street lot line than the closer of:
	(i) a building front wall or side wall, or
	(ii) a covered porch or veranda that is at least 2.5 m wide. (By-law 2020-288)
12	Access to a lot by means of a rear lane is permitted, provided the rear lane is a minimum of 8.5 metres wide. Where access is via the rear lane, the minimum rear yard setback may be reduced to 1.0 metre, and in no case may the width of the garage, carport or driveway exceed 50% of the width of the rear lot line. (By-law 2020-288)
13	Despite the definition of “front lot line”, in the case of a corner lot, the definition does not apply where the location of a front lot line has been decided upon pursuant to the definition of “lot line front” of the former City of Nepean By-law No.100-2000 that stated “Lot Line Front shall mean the line that divides a lot from the street. (By-law 2020-288)
14	Despite the yards required by this By-law, a minimum yard of 7.5 metres in depth must be provided on the portion of any lot that abuts the following streets.
	(i) Acacia Avenue- north of Mariposa Avenue to the Rockcliffe Parkway
	(ii) Buena Vista Road- from Lisgar Road to Cloverdale Road
	(iii) Coltrin Road- from Minto Place to Acacia Avenue
	(iv) Manor Avenue- from Mariposa Avenue to Coltrin Road
	(v) Park Road- from Springfield Road to Manor Avenue
	(vi) Mariposa Avenue – from Acacia Avenue to Minto Place (By-law 2020-288)