

SECTION 11. RURAL RESIDENTIAL (RR) ZONE

The Rural Residential (RR) Zone applies to residential lots designated 'Agricultural' and 'Rural Residential' in the West Elgin Official Plan and where the size of such lots does not generally exceed 4,000 square metres (approximately 1 acre). Permitted uses are restricted to single unit dwellings as the primary use. Bed and breakfast establishments and home occupations are also permitted. The RR zone may also be applied, depending on its size, to a new lot being created by consent for the purposes of disposing a surplus farm dwelling. Within the RR zone, the minimum lot area is 2000 sq m (0.5 acres) and the minimum lot frontage is 30 m (100 feet). The keeping of farm animals and dog kennels are not permitted on lands zoned RR.

11.1 GENERAL USE REGULATIONS**11.1.1 PERMITTED USES**

No land shall be used and no buildings or structures shall be erected, used or altered in the Rural Residential (RR) Zone except for the following purposes:

bed and breakfast establishment
day care centre
home occupation
single unit dwelling

TABLE 11-1**RURAL RESIDENTIAL (RR) ZONE STANDARDS**

1	Minimum Lot Area	2000 m ²
2	Minimum Lot Frontage	30 m
3	Maximum Lot Coverage	35%
4	Front Yard Depth/ Exterior Side Yard Width	10 m
5	Side Yard Width	3 m
	Rear Yard Depth	10 m
7	Maximum	10.5 m
8	Maximum Dwellings per Lot	1

11.2 SPECIAL USE REGULATIONS**11.2.1 HOME OCCUPATIONS**

The following provisions shall apply to home occupations:

- a) shall be conducted within the dwelling or an attached private garage provided the external character of the dwelling as a residence does not change or within an accessory building or detached private garage;
- b) shall, if conducted within a dwelling or within an attached private garage, not exceed forty (40) percent of the total floor area of the dwelling and attached private garage or if conducted within an accessory building or a detached private garage shall not exceed one hundred (100) square metres of floor area;

- c) a nuisance, particularly in regard to noise, odour, refuse or parking, shall not be created;
- d) outside storage shall not be permitted;
- e) external display or advertisement shall be limited to one sign, a maximum of one (1.0) square metre in area.

11.2.2 **SINGLE UNIT DWELLINGS**

A single unit dwelling shall not be erected:

- a) closer than one hundred and fifty (150) metres to a dog kennel on a neighbouring lot;
- b) except in accordance with Minimum Distance Separation (MDS) Formulae as established by the Province and implemented under the guidelines established by the Province, as amended from time-to-time, except that the alteration of an existing dwelling shall be permitted and the replacement of an existing dwelling with a new dwelling shall be permitted provided the new dwelling is situated no closer to a livestock building and structure or manure storage facility than the dwelling being replaced.

11.3 **SITE-SPECIFIC ZONES**

11.3.1 a) **Defined Area** (*Rick's Auto Repair*)

RR-1 as shown on Schedule "A" Map No.37.

b) **Permitted Uses**

public garage in an existing building
all other permitted uses of the RR zone

11.3.2 a) **Defined Area** (*Chase Enterprises Inc.*)

RR-2 as shown on Schedule "A" Map No.50.

b) **Permitted Uses**

business office
light industrial use in an existing building
private garage

11.3.3 a) **Defined Area** (*Dan's Auto Refinishing*)

RR-3 as shown on Schedule "A" Map No.56.

b) **Permitted Uses**

public garage
all other permitted uses of the RR zone