

## PART 5 ZONE REGULATIONS

### 5.1 Rural Residential Zones

#### Permitted Uses

	RR1	RR2	RR3
(1) The following <i>uses</i> are permitted, subject to the regulations set out in this Section and the general regulations, and all other <i>uses</i> are prohibited:			
(a) <i>Dwelling</i> ;	✓	✓	✓
(b) <i>Cottage</i> ;	✓	✓	✓
(c) <i>Agriculture</i> ;	✓	✓	✓
(d) <i>Short-term vacation rental of a dwelling</i> ;	✓	✓	✓
(e) <i>Accessory uses, buildings and structures</i> , including, but not limited to, <i>home businesses</i> and roadside stands for the sale of produce grown on the same <i>lot</i> .	✓	✓	✓

#### Density

	RR1	RR2	RR3
(2) On a parcel less than 0.8 hectares (2 acres) in area, one (1) <i>dwelling</i> is permitted and no <i>cottage</i> is permitted.	✓	✓	✓
(3) On a parcel 0.8 hectares (2 acres) or greater in area, but less than 4.0 ha (10 acres) in area, one (1) <i>dwelling</i> and one (1) <i>cottage</i> are permitted.	✓	✓	✓
(4) On a parcel 4 hectares (10 acres) or greater in area, two (2) <i>dwellings</i> and two (2) <i>cottages</i> are permitted.	✓	✓	✓

#### Siting and Size

Siting and Size

RR1

RR2

RR3

(5)

Maximum *Floor Area* per *lot*:

✓

✓

✓

Lot Area	The total floor area of all buildings may not exceed:	The floor area of a dwelling may not exceed:
Less than 0.4 ha (1 acre)	465 m <sup>2</sup> (5000ft <sup>2</sup> )	353 m <sup>2</sup> (3800ft <sup>2</sup> )
0.4 ha to 0.79 ha (1 to 2 acres)	557 m <sup>2</sup> (6000ft <sup>2</sup> )	418 m <sup>2</sup> (4500ft <sup>2</sup> )
0.8 ha to 1.59 ha (2 to 4 acres)	743 m <sup>2</sup> (8000ft <sup>2</sup> )	520 m <sup>2</sup> (5600ft <sup>2</sup> )
1.6 ha to 3.9 ha (4 to 10 acres)	836 m <sup>2</sup> (9000 ft <sup>2</sup> )	543 m <sup>2</sup> (5845ft <sup>2</sup> )
4.0 ha (10 acres) or greater	1858 m <sup>2</sup> (20000ft <sup>2</sup> )	560 m <sup>2</sup> (6030ft <sup>2</sup> )

(6)

The minimum *setback* for any *building* or *structure*, except a fence or *pump/utility house*, shall be:

(a)

7.6 metres (25 ft.) from any front or rear *lot line*;

✓

✓

✓

- |     |  |   |   |   |
|-----|--|---|---|---|
| (b) | 3.0 metres (10 ft.) from any interior side <i>lot line</i> ; | ✓ | ✓ | ✓ |
| (c) | 4.5 metres (15 ft.) from any exterior side <i>lot line</i> . | ✓ | ✓ | ✓ |
- (7) The *floor area* of any *accessory building* may not exceed 140 m<sup>2</sup> (1507 ft<sup>2</sup>).

#### Conditions of Use

- |  | RR1 | RR2 | RR3 |
|--|-----|-----|-----|
| (8) Only one <i>dwelling</i> or <i>cottage</i> may be used for <i>short-term vacation rental</i> on a <i>lot</i> at the same time. | ✓   | ✓   | ✓   |

#### Subdivision Lot Size Requirements

- |  | RR1    | RR2    | RR3    |
|--|--------|--------|--------|
| (9) Subject to subsection 5.1(10), the minimum and average <i>lot</i> area requirements for any <i>lot</i> created by subdivision are: | 0.4 ha | 0.8 ha | 4.0 ha |

#### Site-Specific Regulations

- (10) The following table denotes locations where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the *zone* abbreviation and the lower-case letter reference the notation on the zoning map. The second column describes the location where the specific regulations set out in the third column apply:

Site-Specific Zone	Location Description	Site Specific Regulations
RR1(a)	Lots 1 through 7, inclusive, of Plan VIP53829, Section 21, Pender Island, Cowichan District	(a) Despite 5.1(10), the minimum <i>lot</i> area is 0.76 hectares (1.90 acres) and the average <i>lot</i> area is 1.05 hectares (2.6 acres)
RR1(b)	Lots 8 and 9 of Plan VIP53829, Section 21, Pender Island, Cowichan District	(a) Despite 5.1(10) the minimum <i>lot</i> area is 0.8 hectares (2 acres) and the average <i>lot</i> area is 2.3 hectares (5.7 acres)