Municipality of Centre Hastings

Zoning By-law No. 2002-10

May 13, 2002 110

**SECTION 14 LIMITED SERVICE RESIDENTIAL (LSR) ZONE**

No person shall with any Limited Service Residential (LSR) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions.

In a Limited Service Residential Zone there is no commitment or requirement by the municipality to assume responsibility for ownership or maintenance of any private road. Emergency vehicle access may also be restricted in a Limited Service Residential Zone.

* 1. **PERMITTED USES**

**14.1.1 Residential Uses**

 a) single detached dwelling house

 b) home business

* + 1. **Non-Residential Uses**

Public uses or utilities in accordance with the provisions of Section 4.24 of this By-law.

* + 1. **Accessory Uses**

Uses, buildings and structures accessory to the foregoing permitted uses, in accordance with the provisions of this By-law.

* 1. **REGULATIONS FOR RESIDENTIAL USES**

**14.2.1** Minimum Lot Area 0.8 ha (2.0 ac.)

* + 1. Minimum Lot Frontage

a) On water 60 m (200 ft.)

b) On a private right-of-way 20 m (66 ft.)

* + 1. Minimum Yard Requirements

a) Front Yard Depth 12 m (40 ft.)

b) Rear Yard Depth 7.5 m (25 ft.)

c) Interior Side Yard Width 5 m (16.5 ft.)

d) Exterior Side Yard Width 12 m (40 ft.)

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**14.2.4** Minimum Dwelling Unit Gross Floor Area 65 m² (700 sq. ft.)

**14.2.5** Maximum Lot Coverage 15 percent

**14.2.6** Minimum Landscaped Open Space 30 percent

**14.2.7** Maximum Height of Buildings 10 m (33 ft.)

**14.2.8** Maximum Number of Dwelling Houses Per Lot 1

**14.2.9** Maximum Number of Dwelling Units Per Lot 1

**14.2.10** Maximum Number of Dwelling Units Per Lot 1

* 1. **REGULATIONS FOR NON-RESIDENTIAL USE**

Regulations for residential uses set out in 14.2 shall apply, where applicable, to non-residential uses.

* 1. **MINIMUM SERVICES**
		1. A private well with 16 litres per minute (3.5 gallons per minute) supply of potable water.
		2. A private sewage disposal system approved by the appropriate regulatory authority. With minimal plumbing an outhouse can be permitted (Class 1 System) CBO to decide.
	2. **MINIMUM SETBACK FROM CENTRELINE OF STREET**

**14.5.1** Township Road/Connecting Link 25 m (82 ft.)

**14.5.2** Provincial Highway 30 m (100 ft.)

* 1. **MINIMUM SETBACK FROM PRIVATE RIGHT-OF-WAY (By-law 2005-32)**

Notwithstanding any yard and setback provisions of the Limited Service Residential (LSR) Zone to the contrary, no buildings or structures shall be permitted within 10 metres (32 feet) of the centerline of the constructed private road.

* 1. **GENERAL ZONE PROVISIONS**

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Limited Service Residential (LSR) Zone shall apply.

* 1. **LOADING AND PARKING PROVISIONS**

All provisions of Section 5, Loading and Parking Provisions, of this By-law, where applicable to the use of any land, building or structure permitted within the Limited Service Residential (LSR) shall apply.

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