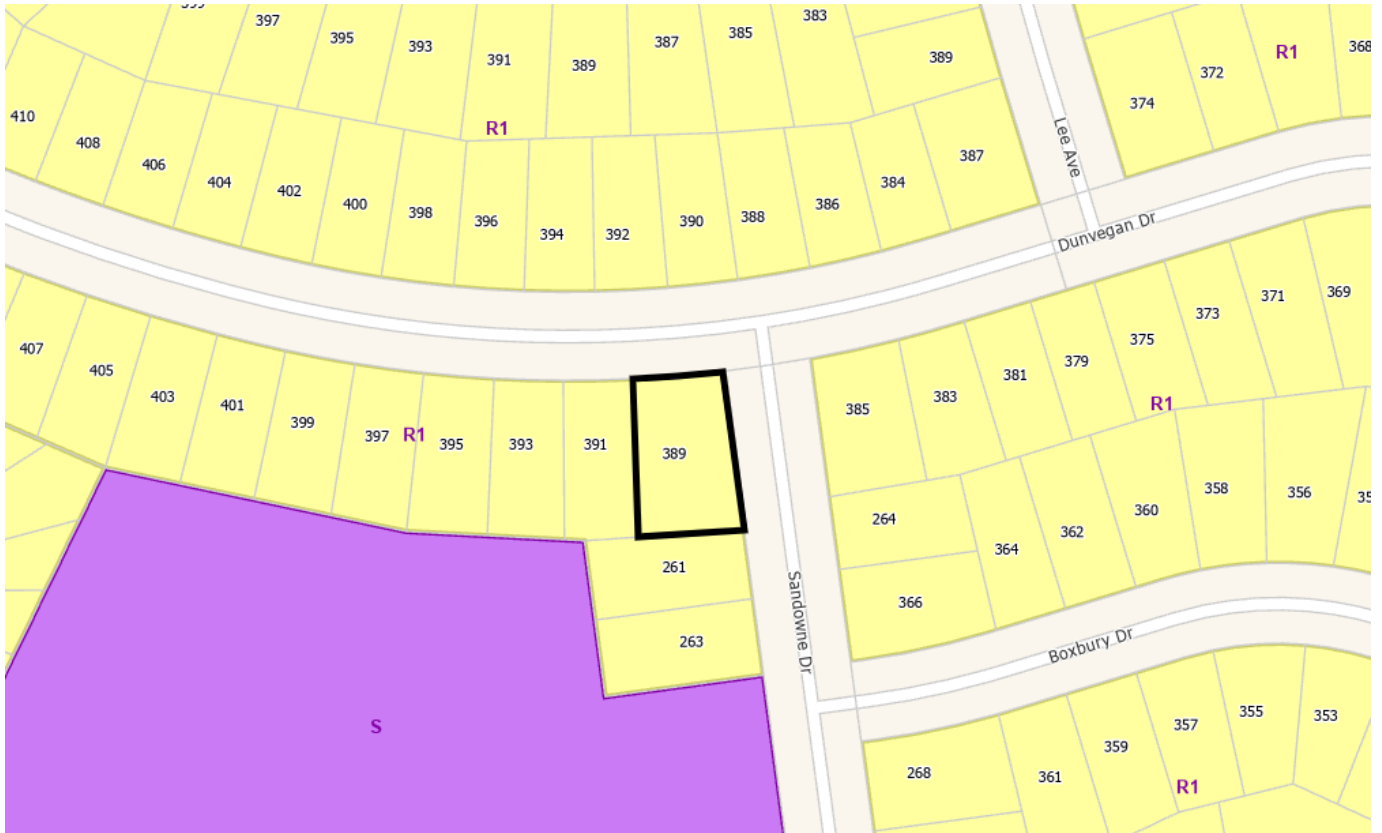


Zoning Information

389 Dunvegan Drive Waterloo



R1 –Residential Zone



**ZONING
BY-LAW
AS AMENDED**

2018-050

THE CORPORATION OF THE CITY OF WATERLOO

DATE OF CONSOLIDATION
15 • JANUARY • 2024

CITY OF WATERLOO

RESIDENTIAL ONE (R1)

Zone

7.1 Residential One (R1) Zone

Permitted Uses

7.1.1 No PERSON shall erect, alter, enlarge, reconstruct, locate, or use any BUILDING or STRUCTURE in whole or in part, nor use any land in whole or in part, in the Residential One (R1) zone for any purpose other than one or more of the following permitted uses:

7.1.1.1 **Primary Uses:**

a.) SINGLE DETACHED BUILDING

7.1.1.2 **Complementary Uses:**

a.) CLASS A GROUP HOME (see section 3.G.2 and Table 6A)
b.) SPIRITUAL USE (see section 3.S.4)

7.1.1.3 **Ancillary Uses**, meaning the uses are subordinate and incidental to a Primary Use specified in section 7.1.1.1:

a.) COACH HOUSE (see section 3.C.2)
b.) HOME OCCUPATION (see section 3.H.3 and Table 6A)
c.) ADDITIONAL RESIDENTIAL UNIT (see section 3.A.1B)

Performance Standards

7.1.2 The following regulations in Table 7A shall apply to every LOT, BUILDING and STRUCTURE in the Residential One (R1) zone:

LOT AREA (minimum)	INTERIOR LOT: 405 square metres
	CORNER LOT: 540 square metres
LOT FRONTAGE (minimum)	INTERIOR LOT: 13.5 metres
	CORNER LOT: 18 metres
FRONT YARD setback (minimum)	7.5 metres
FLANKAGE YARD setback (minimum)	6.0 metres
SIDE YARD setback (minimum)	1.8 metres
REAR YARD setback (minimum)	7.5 metres
BUILDING HEIGHT (maximum)	10 metres
LOT COVERAGE, all BUILDINGS (maximum)	35%
PARKING SPACES (minimum)	1 per DWELLING UNIT
Number of BUILDINGS (maximum)	One (1) main BUILDING shall be permitted on a LOT

7.1.3 Notwithstanding anything to the contrary, the regulations in section 3.S.4 shall apply to SPIRITUAL USES.