

**SECTION 10 - SINGLE-DETACHED DWELLING FIRST DENSITY DISTRICT R1**

The following provisions shall apply in all SINGLE-DETACHED DWELLING FIRST DENSITY DISTRICTS R1:-

No person shall hereafter use any building, structure or land nor erect any building or structure except in accordance with the following provisions:

**10.1            USES PERMITTED**

**10.1.1        Residential:**

Single-detached dwelling

**10.2            AREA REQUIREMENTS**

**10.2.1        Lot Frontage:**

Minimum - 18.0 metres

**10.2.2        Lot Area:**

Minimum - 665 square metres

**10.2.3        Yard Requirements:**

Front yard - minimum 7.5 metres  
Rear yard - minimum 7.5 metres  
Side yard -     1 storey - minimum 1.8 metres  
                     1 ½ storey - minimum 2.4 metres  
                     2 storey - minimum 3.0 metres

**10.2.4        Ground Floor Area:**

Minimum - 69 square metres

**10.2.5        Total Floor Area:**

Minimum - 100 square metres

**10.2.6        Lot Coverage:**

Maximum - 35 percent