

5.7 R3 – Village Residential Zone

Subject to compliance with **Part 2** of this bylaw, the following regulations apply in the **R3** zone:

1. Permitted Uses

The following principal uses and no others are permitted:

- (a) Single detached dwelling;

The following accessory uses and no others are permitted:

- (b) Accessory dwelling or Secondary suite;
- (c) Backyard hen keeping;
- (d) Bed and breakfast;
- (e) Day care;
- (f) Farm stand;
- (g) Home-based business.

2. Density

Residential use is limited to one single detached dwelling and one secondary suite per parcel, or one single detached dwelling and one accessory dwelling per parcel.

3. Subdivision Regulation

The minimum parcel area for the purpose of subdivision is:

- (a) 700 m² for parcels served by both community water and community sewer systems;
- (b) 1 ha for parcels not served by a community sewer system.

4. Development Regulations

- (a) Impervious surface coverage shall not exceed 35%, of which not more than 30% may be parcel coverage;
- (b) The following minimum setbacks for buildings and structures apply:

Type of Parcel Line	Principal Residential Use	Accessory Residential Use
Front	7.5 m	7.5 m
Interior Side	10% of the parcel width or 3 metres, whichever is less	3 m
Exterior Side	4.5 m	4.5 m
Rear	4.5 m	4.5 m
Adjoining ALR	15 m	15 m

- (c) Notwithstanding Paragraph (b), an accessory building may be located up to 1 m from an interior side parcel line or a rear parcel line provided the building does not contain an accessory dwelling, accommodation unit or sleeping unit, day care or home-based business use;
- (d) The maximum height of all buildings and structures is 7.5 m, except it is 4.5 m for accessory buildings and structures.

5. Special Regulations

In addition to the uses listed in Subsection 1, agriculture is a permitted use on Lots A and B, Section 4, Range 5, Cowichan Land District, Plan 29962 (PID: 029-076-986 and 029-076-994).