

Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993

SECTION 8 - WATERFRONT RESIDENTIAL I ZONE (R3)**8.01 Permitted Uses**

In the Waterfront Residential I Zone the following uses of land, buildings or structures, and no other uses, are permitted:

- (a) single family dwelling;
- (b) home occupation;
- (c) buildings and structures accessory to the permitted principal uses.

8.02 Parcel Area

The minimum parcel area required in the Waterfront Residential I Zone is as follows:

- a) 500 square metres (5,382 ft²) if both a community water system and a community sewer system serve the parcel;
- b) 1800 square metres (18,005 ft²) if a community water system serves the parcel but no community sewer system serves the parcel; or
- c) 2500 square metres (26,911 ft²) if neither a community water system nor a community sewer system serves the parcel.

8.03 Minimum Water Frontage

Each Parcel in the Waterfront Residential I Zone which abuts a lake or watercourse shall have not less than 30 metres (98 ft.) water frontage.

8.04 Density

Not more than one single family dwelling shall be located on a parcel in the Waterfront Residential I Zone.

8.05 **Parcel Coverage**

In the Waterfront Residential I Zone buildings and structures shall not cover more than thirty-three percent of the parcel area.

8.06 **Setback**

(1) Subject to Section 4.06, in the Waterfront Residential I Zone no building or structure or part thereof, except a fence shall be located within the setback prescribed below:

- (a) 7.5 metres (24.61 ft.) from the front parcel line;
- (b) 1.5 metres (5 ft.) from any other parcel line which does not abut a highway;
- (c) 4.5 metres (14.76 ft.) from any other parcel line which abuts a highway.

(2) In the Waterfront Residential I Zone the maximum height for a Closed Fence shall be 1.2 metres (4 ft.) in a front yard and 1.8 metres (6 ft.) in any other required yard space.

8.07 **Parking**

Off-street parking space shall be provided in accordance with provisions of Section 27 of this bylaw.