

# SECTION 9 – VILLAGE RESIDENTIAL MEDIUM DENSITY (R2) ZONE

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## 9.1 PERMITTED USES

Within any Village Residential Medium Density (R2) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- An accessory use in accordance with Section 5.2 of this By-law
- An accessory apartment
- A detached dwelling
- Semi-detached dwelling
- Duplex dwelling
- Townhouse dwelling (cluster and street)
- Apartment dwelling
- Home occupation
- Bed and breakfast establishment
- Public open space uses

## 9.2 REGULATIONS

Within any Village Residential Medium Density (R2) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following requirements:

### 9.2.1 Regulations for Detached Dwellings

9.2.1.1	Minimum Lot Area	405.0 m <sup>2</sup> (4359.6 ft <sup>2</sup> )
9.2.1.2	Minimum Lot Frontage	13.5 m (44.3 ft)
9.2.1.3	Minimum Front Yard	6.0 m (19.7 ft) subject to Section 5.18
9.2.1.4	Minimum Rear Yard	7.5 m (24.6 ft)
9.2.1.5	Minimum Interior Side Yard One Side	1.8 m (5.9 ft) (One side yard must be 3.0 m (9.8 ft) if no attached garage)

	Other Side	1.8 m (5.9 ft)
9.2.1.6	Minimum Exterior Side Yard	4.5 m (14.8 ft) subject to Section 5.18
9.2.1.7	Maximum Lot Coverage	35%
9.2.1.8	Maximum Building Height	9.0 m (29.5 ft)

## 9.2.2 Regulations for Semi-Detached Dwellings (Each Unit):

9.2.2.1	Minimum Lot Area	300.0 m <sup>2</sup> (3229.3 ft <sup>2</sup> )
9.2.2.2	Minimum Lot Frontage	10.0 m (32.8 ft)
9.2.2.3	Minimum Front Yard	6.0 m (19.7 ft) subject to Section 5.18
9.2.2.4	Minimum Rear Yard	7.5 m (24.6 ft)
9.2.2.5	Minimum Interior Side Yard One Side	1.8 m (5.9 ft) (Side yard must be 3.0 m (9.8 ft) if no attached garage or carport is provided)
9.2.2.6	Minimum Exterior Side Yard	4.5 m (14.8 ft) subject to Section 5.18
9.2.2.7	Maximum Lot Coverage	35%
9.2.2.8	Maximum Building Height	9.0 m (29.5 ft)

## 9.2.3 Regulations for Duplex Dwellings:

9.2.3.1	Minimum Lot Area	600.0 m <sup>2</sup> (6458.6 ft <sup>2</sup> )
9.2.3.2	Minimum Lot Frontage	18.0 m (59.1 ft)
9.2.3.3	Minimum Front Yard	6.0 m (19.7 ft) subject to Section 5.18
9.2.3.4	Minimum Rear Yard	7.5 m (24.6 ft)
9.2.3.5	Minimum Interior Side Yard One Side	3.0 m (9.8 ft)
	Other Side	3.0 m (9.8 ft)
9.2.3.6	Minimum Exterior Side Yard	4.5 m (14.8 ft) subject to Section 5.18

9.2.3.7	Maximum Lot Coverage	35%
9.2.3.8	Maximum Building Height	9.0 m (29.5 ft)

**9.2.4 Regulations for Apartment Dwellings:**

9.2.4.1	Minimum Lot Area	800.0 m <sup>2</sup> (8611.4 ft <sup>2</sup> ) for first 4 units plus 100 m <sup>2</sup> (1076.4 ft <sup>2</sup> ) for each additional unit
9.2.4.2	Minimum Lot Frontage	30.0 m (19.4 ft)
9.2.4.3	Minimum Front Yard	6.0 m (19.7 ft) subject to Section 5.18
9.2.4.4	Minimum Rear Yard	7.5 m (24.6 ft)
9.2.4.5	Minimum Side Yard	
	Interior	4.5 m (14.8 ft)
	Exterior	6.0 m (19.7 ft) subject to Section 5.18
9.2.4.6	Maximum Lot Coverage	35%
9.2.4.7	Maximum Building Height	11.0 m (36.1 ft)

**9.2.5 Regulations for Cluster Townhouse Dwellings:**

9.2.5.1	Minimum Lot Area	200.0 m <sup>2</sup> (656.2 ft <sup>2</sup> ) per unit
9.2.5.2	Minimum Lot Frontage	18.0 m (59.1 ft)
9.2.5.3	Minimum Front Yard	6.0 m (19.7 ft) subject to Section 5.18
9.2.5.4	Minimum Rear Yard	7.5 m (24.6 ft)
9.2.5.5	Minimum Side Yard	
	Interior	4.5 m (14.8 ft)
	Exterior	6.0 m (19.7 ft) subject to Section 5.18
9.2.5.6	Maximum Lot Coverage	35%
9.2.5.7	Maximum Building Height	9.0 m (29.5 ft)

**9.2.6 Regulations for Street Townhouse Dwellings (Per Unit):**

9.2.6.1	Minimum Lot Area	200.0 m <sup>2</sup> (656.2 ft <sup>2</sup> )
9.2.6.2	Minimum Lot Frontage	6.0 m (19.7 ft)

9.2.6.3	Minimum Front Yard	6.0 m (19.7 ft) subject to Section 5.18
9.2.6.4	Minimum Rear Yard	7.5 m (24.6 ft)
9.2.6.5	Minimum Side Yard	
	Interior	2.0 m (6.6 ft)
	Exterior	4.5 m (14.8 ft) subject to Section 5.18
9.2.6.6	Maximum Lot Coverage	35%
9.2.6.7	Maximum Building Height	9.0 m (29.5 ft)

## 9.2.7 Play Areas for Multiple-Unit Buildings:

Notwithstanding anything else in this By-law, no person shall use land or erect or use an apartment building or cluster townhouse building unless a play area for children is provided on the same lot as the main residential building or buildings, with the exception of any townhouses where each dwelling unit is located on an individual registered lot held under separate ownership (i.e. a "freehold" street townhouse). Any required play areas shall:

- 1) have an area of at least 4.5 m<sup>2</sup> (48.4 ft<sup>2</sup>) for each dwelling unit;
- 2) be enclosed with a fence;
- 3) be located at least 4.5 m (14.8 ft) from the nearest wall of the building;
- 4) be accessible to the building without the necessity of crossing a parking lot, and
- 5) be provided in one location at the rear or side of the main building.