

SECTION 9 – VILLAGE RESIDENTIAL MEDIUM DENSITY (R2) ZONE

9.1 Permitted Uses

Within any Village Residential Medium Density 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**:

- **Accessory Use** (Section 4.2)
- **Bed and Breakfast Establishment**
- **Dwelling, Accessory Second Unit** (Section 4.4)
- **Dwelling, Apartment**
- **Dwelling, Cluster Townhouse**
- **Dwelling, Detached**
- **Dwelling, Duplex**
- **Dwelling, Group Home**
- **Dwelling, Retirement Home**
- **Dwelling, Semi-Detached**
- **Dwelling, Street Fronting Townhouse**
- **Home Occupation** (Section 4.12)

Notwithstanding the above list, permitted **uses** may be restricted through the General Provisions (Section 4).

9.2 Regulations

Within any Village Residential Medium Density 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 & Duplex Dwellings

9.2.1.1	Minimum Lot Area	405 m ²
9.2.1.2	Minimum Lot Frontage	13.5 m
9.2.1.3	Minimum Front Yard	6 m (Section 4.19 & Section 4.20)
9.2.1.4	Minimum Rear Yard	7.5 m
9.2.1.5	Minimum Interior Side Yard	1.8 m
	One side yard must be 3 m if no attached garage or carport is provided.	
9.2.1.6	Minimum Exterior Side Yard	4.5 m (Section 4.19 & Section 4.20)
9.2.1.7	Maximum Lot Coverage	35%

9.2.1.8	Maximum Building Height	9 m
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9.2.2 Regulations for Semi-Detached Dwellings (Each Unit):

9.2.2.1	Minimum Lot Area	300 m ²
9.2.2.2	Minimum Lot Frontage	10 m
9.2.2.3	Minimum Front Yard	6 m (Section 4.19 & Section 4.20)
9.2.2.4	Minimum Rear Yard	7.5 m
9.2.2.5	Minimum Interior Side Yard	1.8 m
	<i>Side yard</i> must be 3 m if no attached garage or carport is provided.	
9.2.2.6	Minimum Exterior Side Yard	4.5 m (Section 4.19 & Section 4.20)
9.2.2.7	Maximum Lot Coverage	35%
9.2.2.8	Maximum Building Height	9 m

9.2.3 Regulations for Apartment Dwellings

9.2.3.1	Minimum Lot Area	800 m ² for first 4 units plus 100 m ² for each additional unit
9.2.3.2	Minimum Lot Frontage	30 m
9.2.3.3	Minimum Front Yard	6 m (Section 4.19 & Section 4.20)
9.2.3.4	Minimum Rear Yard	7.5 m
9.2.3.5	Minimum Interior Side Yard	4.5 m
9.2.3.6	Minimum Exterior Side Yard	6 m (Section 4.19 & Section 4.20)
9.2.3.7	Maximum Lot Coverage	35%
9.2.3.8	Maximum Building Height	11 m

9.2.4 Regulations for Cluster Townhouse Dwellings:

9.2.4.1	Minimum Lot Area	200 m ² per unit
9.2.4.2	Minimum Lot Frontage	18 m
9.2.4.3	Minimum Front Yard	6 m (Section 4.19 & Section 4.20)
9.2.4.4	Minimum Rear Yard	7.5 m
9.2.4.5	Minimum Interior Side Yard	4.5 m
9.2.4.6	Minimum Exterior Side Yard	6 m (Section 4.19 & Section 4.20)
9.2.4.7	Maximum Lot Coverage	35%
9.2.4.8	Maximum Building Height	9 m

9.2.5 Regulations for Street Fronting Townhouse Dwellings (Per Unit):

9.2.5.1	Minimum Lot Area	200 m ²
9.2.5.2	Minimum Lot Frontage	6 m
9.2.5.3	Minimum Front Yard	6 m (Section 4.19 & Section 4.20)
9.2.5.4	Minimum Rear Yard	7.5 m
9.2.5.5	Minimum Interior Side Yard	2 m
9.2.5.6	Minimum Exterior Side Yard	4.5 m (Section 4.19 & Section 4.20)
9.2.5.7	Maximum Lot Coverage	35%
9.2.5.8	Maximum Building Height	9 m