

SECTION 5 - RESIDENTIAL (R2) ZONE

5.1 Within a Residential (R2) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this Section.

5.2 PERMITTED USES

5.2.1 Residential Uses:

- a) single detached dwelling
- b) semi-detached dwelling

5.2.2 Non-Residential Uses:

- a) home occupation, as an accessory use to a single detached dwelling in accordance with Section 3.34
- b) public park
- c) passive outdoor recreation use
- d) public use in accordance with the General Provisions Section.

5.3 ZONE PROVISIONS

5.3.1 Refer to Section 3 - General Provisions

5.3.2 All permitted uses within the Residential (R2) Zone shall be served by a public water and sanitary sewer system.

5.3.3 Lot Area (minimum):

- a) single detached dwelling 555 m² (5974.17 ft.²)
- b) semi-detached dwelling unit 325 m² (3498.39 ft.²)

5.3.4 Lot Frontage (minimum)

- a) single detached dwelling
 - i) corner lot 22.5 m (73.82 ft.)
 - ii) other lot 18.0 m (59.06 ft.)
- b) semi-detached dwelling unit
 - i) corner lot 13.5 m (44.29 ft.)
 - ii) other lot 10.5 m (34.48 ft.)

5.3.5 Front Yard Depth (minimum) 6.0 m (19.69 ft.)

5.3.6 Rear Yard Depth (minimum) 7.5 m (24.61 ft.)

5.3.7 Exterior Side Yard Width (minimum) 6.0 m (19.69 ft.)

5.3.8 Interior Side Yard Width (maximum):

- a) single detached dwelling 1.2 m (3.94 ft.)
provided that on a lot where there is no attached private garage or attached carport, the minimum interior side

yard width shall be 3.0 metres (9.84 ft.) on one side and 1.2 metres (3.94 ft.) on the other side.

- b) semi-detached dwelling unit
Nil at vertical common wall, 1.2 metres (3.94 ft.) on the other side, provided that on a lot where there is no attached private garage or an attached carport, the minimum interior side yard width shall be increased from 1.2 metres (3.94 ft.) to 3.0 metres (9.84 ft.).

5.3.9 Dwelling Unit Area (minimum)

- a) single detached dwelling
ground floor area (minimum) where there is more than one storey 100 m² (1076.43 ft.²)
50 m² (538.21 ft.²)
- b) semi-detached dwelling unit 90 m² (968.78 ft.²)

5.3.10 Building Height (maximum) 11 m (36.09 ft.)

5.3.11 Lot coverage (maximum) 35%

5.3.12 Dwelling Units per Lot (maximum) 1

5.3.13 Accessory Buildings

Refer to the Accessory Buildings General Provisions. In addition, the maximum total area of accessory buildings or structures shall be 65 square metres (699.68 sq. ft.). Any detached private garage or other accessory building or structure may be erected and used in a rear yard provided that it shall be no closer than 1.2 metres (3.94 ft.) to the rear or any interior side lot line.

5.3.14 Parking

Refer to the Off-Street Parking requirements of the General Provisions Section.

5.4 ZONE EXCEPTIONS

- 5.4.1 R2-1, Lot 6, Concession VIII, (Elmvale)
13 Stone Street, Roll No. 43 41 040 001 141 00 0000
Elmvale Consolidation By-law No. 93-47

A front yard depth (minimum) of 5.0 metres shall be required.

- 5.4.2 R2-2, N Pt. Lot 6, Con. VIII, Pt 4 & Pt of Pt 5, 51R-1538
101 Queen St. W., Elmvale, Roll No. 4341 040 001 208 00 0000
Zoning By-law Amendment No. 2002-033, Cockram ZBA

A bed and breakfast is a permitted use in accordance with Section 3.35.

- 5.4.3 R2-3, Lot 21 & West Part Lot 23, Plan 335
13 Queen Street E., Elmvale, Roll No. 4341 040 001 02200 0000
Zoning By-law Amendment 5000-100 – McGill Duplex ZBA

Two dwelling units are permitted in the existing building.