

## 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)

	Type of Lot	Minimum Required
a)	single detached dwelling	555 m <sup>2</sup> (5974.17 ft. <sup>2</sup> )
b)	semi-detached dwelling unit	325 m <sup>2</sup> (3498.39 ft. <sup>2</sup> )

#### 5.3.4. Lot Frontage (minimum)

	Type of Lot	Minimum Required
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 With (maximum)	

	Type of Dwelling	Maximum Required
a)	single detached dwelling 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.	1.2 m (3.94 ft.)
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)

	Type of Dwelling	Minimum Required
a)	single detached dwelling ground floor area (minimum) where there is more than one storey	100 m <sup>2</sup> (1076.43 ft. <sup>2</sup> ) 50 m <sup>2</sup> (538.21 ft. <sup>2</sup> )
b)	semi-detached dwelling unit	90 m <sup>2</sup> (968.78 ft. <sup>2</sup> )

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. 4341 040 001 14100 0000  
Elmvale Consolidation By-law No. 93.-47
- 5.4.2. R2-2, N. Pt. Lot 6, Con. VIII, Prt. 4 & Pt of Pt 5, 51R-1538  
101 Queen St. W., Elmvale, Roll No. 4341 040 001 20800 0000  
Zoning By-law Amendment No. 2002-033, Cockram ZBA
- 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.