**SECTION 10 RESIDENTIAL TYPE 2 (R2) ZONE**

No person shall within any Residential Type 2 (R2) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions.

* 1. **PERMITTED USES**
     1. **Residential Uses**

a) all uses permitted in the Residential Type 1 (R1) Zone

b) semi-detached dwelling house

c) duplex dwelling house

d) a converted house with a maximum of two dwelling units

* + 1. **Non-Residential Uses**

a) public uses or municipal utilities in accordance with the provisions of Section 4.25 of this By-law.

b) existing place of worship.

* + 1. **Accessory Uses**

Uses, buildings or structures accessory to any of the foregoing permitted uses specified under 10.1.1 or 10.1.2 hereof and in accordance with the provisions of 4.1 as set forth in this By-law.

* 1. **REGULATIONS FOR RESIDENTIAL USES PERMITTED IN THE RESIDENTIAL TYPE 1 (R1) ZONE**

All regulations for residential uses permitted in the Residential Type 1 (R1) Zone as set out in Section 9 of this By-law shall also apply to these uses within the Residential Type 2 (R2) Zone.

* 1. **REGULATIONS FOR SEMI-DETACHED DWELLING HOUSES**

**10.3.1** Minimum Lot Area 325 m² (3,500 sq. ft.) per dwelling

unit subject to 10.7 of this By-law.

**10.3.2** Minimum Lot Frontage 9.0 m (30 ft.) per dwelling unit

* + 1. **Minimum Yard Requirements**

a) front yard depth 6.0 m (20 ft.)

b) exterior side yard width 6.0 m (20 ft.)

c) interior side yard width

i. non-attached side 2.0 m (6.5 ft.)

ii. attached side 0 m

d) rear yard depth 6.0 m (20 ft.)

* 1. **REGULATIONS FOR DUPLEX DWELLING HOUSES**

**10.4.1** Minimum Lot Area 650 m² (7,000 sq. ft.) subject to

Section 10.7 of this By-law.

**10.4.2** Minimum Lot Frontage 18 m (60 ft.)

* + 1. Minimum Yard Requirements

a) front yard depth 6.0 m (20 ft.)

b) exterior side yard width 6.0 m (20 ft.)

c) interior side yard width 2.0 m (6.5 ft.)

d) rear yard depth 6.0 m (20 ft.)

* 1. **REGULATIONS FOR PERMITTED CONVERTED DWELLING HOUSES**

Regulations for duplex dwelling houses shall apply to converted dwelling houses which are permitted in 10.1.1 (d) above.

**10.6 REGULATIONS FOR SEMI-DETACHED, DUPLEX AND PERMITTED CONVERTED DWELLING HOUSES**

**10.6.1** Minimum Dwelling Unit Area Requirement 83 m² (900 sq. ft.)

**10.6.2** Maximum Lot Coverage of All Buildings 30 percent

* + 1. Minimum Setback from Street Centreline

a) Provincial Highway 24 m (80 ft.)

b) Municipal Road/Connecting Link 16 m (52.5 ft.)

**10.6.4** Minimum Landscaped Open Space Requirement 30 percent

**10.6.5** Maximum Number of Dwelling Houses Per Lot One

* + 1. Maximum Number of Dwelling Units Per Lot

a) semi-detached dwelling house One

b) duplex dwelling house Two

**10.6.7** Maximum Height of Building 11 m (36 ft.)

* 1. **SPECIAL REGULATION ON MAXIMUM ALLOWABLE DENSITY FOR CERTAIN SEMI-DETACHED AND DUPLEX DWELLING HOUSES**

In areas designated “Low Density” in the Official Plan not more than 25% of the number of dwelling units in any plan of subdivision shall be semi-detached or duplex dwelling units and in all other cases the number of dwelling units located in semi-detached and duplex dwelling houses shall not exceed a density of two per 4,000 m² (43,000 sq. ft.) of gross area to be developed and the maximum residential density shall be not more than 8.0 dwelling units per net of 4,000 m² of area.

* 1. **SERVICE REQUIREMENT**

All permitted residential uses, other than single detached dwelling houses and existing uses, shall be located on lots having public water and sanitary sewer facilities.

* 1. **REGULATIONS FOR NON-RESIDENTIAL USES**

Regulations for single detached dwelling houses as set out in 9.2 shall apply to non-residential uses, excluding 9.2.1, 9.2.2 and 9.2.4.

* 1. **GENERAL ZONE PROVISIONS**

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Residential Type 2 (R2) Zone shall apply.

* 1. **LOADING AND PARKING PROVISIONS**

All provisions of Section 5, Loading and Parking Provisions, of this By-law, where applicable to the use of any land, building or structure permitted within the Residential Type 2 (R2) shall apply.