

## SECTION 10 RESIDENTIAL DISTRICT 2 (R2)

### 10.1 Purpose

The purpose of this district is to permit low density residential housing.

### 10.2 Permitted and Discretionary Uses

In alphabetical order.

(1) Permitted Uses:	(2) Discretionary Uses:
- accessory building or structure	- apartment building
- duplex	- boarding or rooming house
- four-plex	- child care facility
- park and playground	- community centre or hall
- row dwelling	- condominium
- semi-detached dwelling	- group homes
- senior citizen housing	- home occupation
- single detached dwelling	- mobile home
- triplex	- modular building
	- place of worship
	- public utility building
	- relocation of residence
	- secondary suite
	- signs

### 10.3 General Requirements

In addition to the general and special land use regulations and provisions contained in Sections 6 and 7 respectively, the following regulations shall apply to every development in this district.

### 10.4 Minimum Requirements

- (1) Area of Site:
  - (a) Semi-detached dwellings:
    - i. 325 sq. m. (3500 sq. ft.) for each interior unit
    - ii. 371.6 sq. m. (4000 sq. ft.) for each end unit
  - (b) Duplexes: 603.8 sq. m. (6500 sq. ft.)

- (c) Single detached dwellings: 557.4 sq. m. (6000 sq. ft.)
- (2) Width of Site:
  - (a) Semi-detached dwellings:
    - i. 9.1 m. (30 ft.) for each interior unit
    - ii. 10.6 m. (35 ft.) for each end unit
  - (b) Duplexes: 18.2 m. (60 ft.)
  - (c) Single detached dwellings: 15.2 m. (50 ft.)
- (3) Front Yard:
  - (a) All uses: 12.2 m. (40 ft.)
- (4) Side Yard:
  - (a) Principal Buildings:  
Ten percent (10%) of the width of the parcel or 1.5 m. (5 ft.), whichever is greater
  - (b) Accessory Buildings:
    - i. street side of a corner site: 1.5 m. (5 ft.)
    - ii. all other sites: 0.9 m. (3 ft.)
- (5) Rear Yard:
  - (a) Mobile Homes 2.4 m. (8 ft.)
  - (b) All other principal buildings: 7.6 m. (25 ft.)
  - (c) Accessory buildings: 0.9 m. (3 ft.)
- (6) Floor Area:
  - (a) Apartments: 46.4 sq. m. (500 sq. ft.) per unit
  - (b) All other cases: 74.3 sq. m. (800 sq. ft.)

### **10.5 Maximum Limits**

- (1) Coverage of Site:  
All buildings together (including accessory buildings): 40% of the site.
- (2) Height of Buildings:
  - (a) Apartments: 13.7 m. (45 ft.) or 3.5 storeys
  - (b) All other cases: 8.5 m. (28 ft.)
- (3) Density:
  - (a) Apartments: The total floor area of the building shall not exceed the ratio of 9.3 sq. m. (100 sq. ft.) of building to every 11.6 m. (125 sq. ft.) of site area.

### **10.6 Additional Requirements**

- (1) The distance between two row dwelling units facing each other shall be a minimum of 27.4 m. (90 ft.).
- (2) The distance between two row dwelling units backing onto each other shall be a minimum of 33.5 m. (110 ft.).
- (3) A minimum of 15% of a lot containing an apartment or row dwelling shall be landscaped to the satisfaction of the Development Authority.
- (4) The Development Authority may decide on such other requirements as are necessary having regard to the nature of a proposed development and the intent of this district.
- (5) Notwithstanding the above regulations, any apartment projects shall satisfy the Development Authority as to:
  - (a) Provision for garbage storage, with appropriate access;
  - (b) Access for fire engines;
  - (c) Light between buildings;
  - (d) Privacy for dwelling units in and adjacent to the development;

- (e) Orientation of building(s) and general appearance of project;
- (f) Safe pedestrian access to and from the public sidewalk fronting the building; and
- (g) Adequate lighting of parking areas.