

## Section 7 Residential Medium Density (R-2) Zone

### R-2 Zone Permitted Uses

- 1) The following uses shall be permitted in the Residential Medium Density (R-2) Zone:
- Boarding and Rooming houses (Subject to the Low Density Residential (R-1) Zone requirements for Boarding or Rooming Houses)
  - Grouped Dwellings
  - Multiple Unit Dwellings
  - Nursing Homes and Senior Citizen Housing
  - Residential Care Facilities
  - Town House Dwelling Units
  - Detached Dwellings
  - Semi-Detached Dwellings
  - Duplex Dwellings
  - all other uses permitted in the Residential Low Density (R-1) Zone

### R-2 Zone General Requirements

- 2) The following requirements shall apply to all uses permitted in the Residential Medium Density (R-2) Zone where centralized sewer and water systems are available:

	<b>Multiple Unit Dwellings</b>	<b>Town House Dwelling Unit</b>	<b>Nursing Homes &amp; Senior Citizen Apartments</b>	<b>Residential Care Facilities</b>	<b>Detached Dwellings; Other R-1 Dwellings</b>	<b>Semi-Detached Dwellings; Duplex Dwellings</b>
Minimum Lot Area	15000 sq. ft.	8000 sq. ft.	15000 sq. ft.	15000 sq. ft.	6500 sq. ft.	8000 sq. ft.
Minimum Lot Frontage	100 feet	40 feet/d.u.	100 feet	100 feet	65 feet	75 feet
Minimum Front Yard	15 feet	15 feet	15 feet	15 feet	10 feet	10 feet
Minimum Rear Yard	20 feet	20 feet	20 feet	20 feet	15 feet	15 feet
Minimum Side Yard	10 feet	10 feet	10 feet	10 feet	7.5 feet	7.5 feet
Maximum Height of Main Building	35 feet	25 feet	25 feet	25 feet	25 feet	25 feet
Parking Requirements	As specified in Subsection 4 (36) of this Bylaw					
<b>Accessory Buildings (limit of one Building per Lot)</b>						
Maximum Height	15 feet	15 feet	15 feet	15 feet	15 feet	15 feet
Maximum Floor Space	500 sq. ft.	500 sq. ft.	500 sq. ft.	500 sq. ft.	300 sq. ft.	300 sq. ft.

Private Garages						
Maximum Height					15 feet	15 feet
Maximum Floor Space					720 sq. ft.	720 sq. ft.

- 3) All new Lots which will not be serviced with central sewer and water will be required to meet or exceed the standards set out in the Planning Act Regulations, as amended, for Lot sizes.

### Special Requirement – Amenity Space

- 4) Notwithstanding anything else in this Bylaw, in the Residential Medium Density (R-2) Zone, no development permit shall be issued for a Multiple Unit Dwelling unless Amenity Space is provided on the same Lot for each Dwelling Unit at the rate of 100 square feet for each unit.

### Special Requirements – Grouped Dwellings

- 5) Notwithstanding anything else in this Bylaw, in the Residential Medium Density (R-2) Zone, the following requirements shall apply to Grouped Dwellings:
- the minimum Lot Area shall be 30000 square feet;
  - the minimum separation between Grouped Dwellings shall be 20 feet or ½ of the Height of the highest Building, whichever is greater;
  - the minimum set back from any Street Line shall be 15 feet for any Main Building;
  - Amenity Space for any Grouped Dwelling shall be provided on the same Lot at the standard of 100 square feet for each Dwelling Unit; and
  - the maximum Lot Coverage shall be 35%.

### Special Requirements – Landscaping

- 6) In the Residential Medium Density (R-2) Zone, a 6 foot landscaped strip that abuts a Lot Line and runs the full length of a Lot Line excluding driveway accesses shall be provided:
- along any Lot Line that abuts a Street; and
  - along any Side or Rear Lot Line.
- 7) In the Residential Medium Density (R-2) Zone, a parking area may be located within a required Yard setback when abutting a lower density Residential Zone, if a landscaped strip a minimum of 20 feet wide consisting of Existing trees or shrubs or newly planted trees which are a minimum of 5 feet in height with a maximum spacing not to exceed 6 feet is provided. This landscaped strip may be reduced to 15 feet:
- where a 6 foot high opaque wooden fence and trees are a minimum of 8 feet in height with an average maximum spacing not to exceed 20 feet are provided; or
  - where an earth berm a minimum of 6 feet above grade at its crest and trees a minimum of 5 feet in height with an average maximum spacing not to exceed 20 feet are provided.

### Special Requirement – Screening of Refuse Containers

- 8) In the Residential Medium Density (R-2) Zone, outdoor garbage bins shall be screened by a 6 foot high opaque fence or otherwise be enclosed by a Structure so as not to be visible from any Street or adjacent residential property.