

**SECTION 11 - RESIDENTIAL 2 (R2) ZONE**

**11.1** Subject to the general provisions of Section 6 and all other applicable requirements of this By-law, the provisions of this section shall apply to all Residential (R2) zones.

**11.2 PERMITTED USES**

- (a) One single detached dwelling and uses, buildings and structures accessory thereto.
- (b) Home Occupations
- (c) Accessory Apartment Dwelling

**11.3 REGULATIONS FOR DWELLINGS**

Minimum Lot Frontage	15m 17m for a corner lot
Minimum Lot Area	510 sq. m.
Maximum Lot Coverage	Lot size < 510 sq m - 30 percent Lot size = 510 sq m 700 sq m - 35 percent Lot size > 700 sq m - 40 percent
Minimum Front Yard	6m
Minimum Interior Side Yard	(i) 1.2m for a one-storey dwelling (ii) 1.5m for anything above a one-storey dwelling (iii) On an interior lot where no attached garage or carport is provided, the minimum side yard on one side shall be 3m
Minimum Exterior Side Yard	3m, except that an attached garage or attached carport which faces an exterior side lot line shall be located no closer than 6m to the exterior side lot line.
Minimum Rear Yard	8m
Maximum Height of Building	i) 2 storeys ii) 9m

**11.4 ADDITIONAL REGULATIONS FOR DWELLINGS ON INFILL LOTS**

Minimum Interior Side Yard	(iii) 1.5m for a one-storey dwelling (iv) 2.0m for a 1.5 or 2 storey dwelling (v) 3.0 for a 2.5 storey dwelling (iii) On an interior lot where no attached garage or carport is provided, the minimum side yard on one side shall be 3m
----------------------------	--

**EXCEPTIONS TO THE RESIDENTIAL 2 (R2) ZONE**

**R2-34 (129-90) 657 Niagara River Parkway (RELOCATED WR-34)**

**R2-38 (129-1990) 240 Jarvis Street**

Nothing shall prevent the use of the lands indicated as R2-38 on Schedule "A" for professional offices, business offices and uses, buildings and structures accessory thereto.

**R2-39 (129-1990) 21 Wintemute Street**

.Deleted by Amending By-law No. 78-2017.

**R2-43 (216-1991) Jennet Street, west side, north of Gilmore Road**

These lands are zoned "Residential 2 R2-43 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by this by-law shall apply to those lands zoned "Residential 2 R2-43 Zone" except that notwithstanding the requirements of Subsection 11.3, the minimum lot frontage shall not be less than 12 metres.

**R2-44 (216-1991) Jennet Street, west side, north of Gilmore Road**

These lands are zoned "Residential 2 R2-44 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by this by-law shall apply to those lands zoned "Residential 2 R2-44 Zone" except that notwithstanding the requirements of Subsection 11.3, the minimum lot frontage shall not be less than 11.7 metres.

**R2-45 (115-1991) 201 Phipps Street**

These lands are zoned "Residential 2 R2-45 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by this by-law shall apply to those lands zoned "Residential 2 R2-45 Zone" except:

- (a) that notwithstanding the provisions of Subsection 11.2 (a) these lands may be used for one single detached dwelling or one duplex dwelling and uses, buildings and structures accessory thereto, and;