

SECTION 9. RESIDENTIAL SECOND DENSITY (R2) ZONE

The Residential Second Density (R2) Zone applies to low density, two unit residential development on full municipal services in the village areas of Rodney and West Lorne. The corresponding land use designation in the Municipality’s Official Plan is also ‘Residential’. Dwellings are restricted primarily to two unit dwellings in a number of different configurations (e.g. semi-detached dwellings, duplex dwellings, converted dwellings). Group homes are also permitted. Standards apply to such matters as lot area, frontage, setbacks from property lines, coverage and height. Standards vary based on dwelling type. Single unit dwellings are permitted on lots smaller than required in the R1 zone.

9.1 GENERAL USE REGULATIONS

9.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used or altered in the Residential Second Density (R2) Zone except for the following purposes:

- converted dwelling
- day care centre
- day nursery
- duplex dwelling
- group home
- home occupation
- semi-detached dwelling
- single unit dwelling
- two-unit dwelling

TABLE 9-1

RESIDENTIAL SECOND DENSITY (R2) ZONE STANDARDS

1	Minimum Lot Area a) converted dwelling b) semi-detached dwelling c) duplex and two-unit dwelling d) single unit dwelling	a) existing b) 300 m ² per dwelling unit c) 600 m ² d) 500 m ²
2	Minimum Lot Frontage a) converted dwelling b) semi-detached dwelling c) duplex and two-unit dwelling d) single unit dwelling	a) existing b) 10.5 m per dwelling unit c) 20 m d) 12 m
3	Maximum Lot Coverage	40 %
4	Front Yard Depth	6.0 m
5	Side Yard Width a) semi-detached dwelling b) dwelling with attached garage or carport c) dwelling without attached garage or carport d) dwelling on a corner lot	a) existing b) 1.5 m provided that no side yard shall be required between the common wall dividing dwelling units c) 1.5 m d) 1.5 m on one side and 4.5 m on the other side e) 7.5 m on the side abutting the street and the requirements of a), b), and c) above as the case may be on the otherside
6	Rear Yard Depth a) Single unit dwelling	7.5 m
7	Maximum Building Height a) main building	a) 10.5 m
8	Minimum Outdoor Amenity Area	45 m ² per dwelling unit

9	Maximum No. of Dwelling Units	2
10	Municipal Services No dwelling shall be erected or used that is not connected to the municipal water supply system and the municipal sanitary sewage system.	

9.2 **SPECIAL USE REGULATIONS**

9.2.1 **HOME OCCUPATIONS**

The following provisions shall apply to home occupations:

- a) outside storage of materials, containers, or finished products shall not be permitted;
- b) the character of the dwelling or dwelling unit as a residence shall not change, or a nuisance particularly in regard to noise, traffic or parking shall not be created;
- c) mechanical equipment shall not be used, the operation of which would result in any noise, fumes, dust, or odour escaping to any adjoining use;
- d) not more than 25 percent of the total floor area of the dwelling or dwelling unit or forty (40) square metres whichever is the lesser, shall be used for the home occupation;
- e) a maximum of one non-flashing sign, one-half (0.5) square metre in area shall be permitted.

9.3 **SITE-SPECIFIC ZONES**

- 9.3.1 a) **Defined Area** (Donwest / Finney St.)

R2-1 as shown on Schedule “C”, Map 2.

- b) **Permitted Uses**

duplex dwelling
group home
home occupation
semi-detached dwelling
single unit dwelling
two-unit dwelling

- c) Notwithstanding the provisions of Section 9 of the By-law, the lands zoned R2-1 the following Zone Standards Apply:
- | | | |
|-------|----------------------------|-------|
| viii) | Minimum Exterior Side Yard | 3.5 m |
| ix) | Minimum Interior Side Yard | 1.2 m |
- d) Notwithstanding Section 4.12 c) the setback from the centre line of a municipal tile drain shall be 3.5 m.
- e) Notwithstanding item d) and Section 4.29.1 encroachments into the 3.5 m municipal tile drain setback shall be prohibited.