

13. RESIDENTIAL DISTRICT - R2

13.1 Purpose

13.1.1 To permit development of primarily single-detached dwellings, with the possibility for medium and higher density residential developments at the discretion of the Development Authority.

13.2 Permitted Uses

13.2.1	Alternate energy system, individual	13.2.3	Home occupations, minor
13.2.2	Dwellings, single-detached	13.2.4	Buildings and uses accessory to permitted uses

13.3 Discretionary Uses

13.3.1	Day homes	13.3.11	Public or quasi-public buildings and uses
13.3.2	Dwellings, apartment	13.3.12	Public utilities
13.3.3	Dwellings, duplex	13.3.13	Suites, garage
13.3.4	Dwellings, fourplexes	13.3.14	Suites, garden
13.3.5	Dwellings, row housing	13.3.15	Suites, in-law
13.3.6	Dwellings, triplexes	13.3.16	Tourist homes
13.3.7	Group homes	13.3.17	Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses
13.3.8	Home occupations, major	13.3.18	Buildings and uses accessory to discretionary uses
13.3.9	Parks		
13.3.10	Places of worship		

13.4 Regulations to Single-detached Dwelling

13.4.1	Minimum Lot Area	464.5 m ² (5000 ft. ²)
13.4.2	Maximum Lot Coverage	40%, of which: i. 40% may be a principal building with an attached garage ii. 28% may be a principal building without an attached garage iii. A maximum of 15% may be accessory buildings
13.4.3	Minimum Front Yard	6.1 m (20.0 ft.)
13.4.4	Minimum Rear Yard	7.6 m (24.9 ft.)
13.4.5	Minimum Side Yard	10% of lot width, or, at the discretion of the Development Authority, a minimum of 1.5 m (4.9 ft.) on all lots over 15.24 m (50 ft.) in lot width and not less than 10% of the lot width on all lots 15.24 m (50 ft.) or less in lot width; except that in laneless subdivisions, one side yard shall be a minimum of 3.0 m (9.8 ft.).
13.4.6	Minimum Side Yard, Corner Lots	4.5 m (14.8 ft.) adjacent to road
13.4.7	Maximum Building Height	10.1 m (33.1 ft.) or two (2) storeys, whichever is the lesser
13.4.8	Minimum Floor Area, 1 Storey	92.9 m ² (1000 ft. ²)
13.4.9	Minimum Floor Area, 1.5 Storey	111.5 m ² (1200 ft. ²)
13.4.10	Minimum Floor Area, 2 Storey	130.0 m ² (1400 ft. ²)

13.4.11	Minimum Floor Area on Lots with an Area Under 464.5 m ² (5,000 ft. ²)	At the discretion of the Development Authority
13.4.12	Parking requirements	2 spaces per dwelling unit

13.5 Regulations relating to Duplexes

13.5.1	Minimum Lot Area, Up and Down Units	576 m ² (6,200 ft. ²), provided the combined floor area does not exceed 186 m ² (2,002 ft. ²)
13.5.2	Minimum Lot Area, Side by Side or Semi-Detached Units	668 m ² (7,190 ft. ²) or 743 m ² (7998 ft. ²) if a corner lot
13.5.3	Minimum Floor Area	55.5 m ² (597 ft. ²) per dwelling unit
13.5.4	Minimum Yards	Same as for Single-detached Dwellings

13.6 Regulations relating to Triplexes, Fourplexes, Row Housing, and Apartments

13.6.1	Maximum Density, Triplex	350 persons per ha (142 persons per ac.)	
13.6.2	Maximum Density, Fourplex	350 persons per ha (142 persons per ac.)	
13.6.3	Maximum Density, Apartment	350 persons per ha (142 persons per ac.)	
13.6.4	Maximum Density, Row Housing	175 persons per ha (71 persons per ac.)	
13.6.5	Persons per acre is to be calculated according to the following table:	0 bedrooms	1 person per dwelling unit
		1 bedroom	1.75 persons per dwelling unit
		2 bedrooms	2 persons per dwelling unit
		3 or more bedrooms	4 persons per dwelling unit
13.6.6	Minimum Lot Size, Fourplex	743 m ² (7998 ft. ²) per building	
13.6.7	Minimum Lot Size, Apartment	929 m ² (10,000 ft. ²) per building	
13.6.8	Minimum Lot Size, Row Housing	232 m ² (2,497 ft. ²) per interior dwelling unit, plus 325 m ² (3498 ft. ²) per corner or end dwelling unit. All other uses at the discretion of the Development Authority.	
13.6.9	Minimum Yards, Fourplex	Same as for Single-detached Dwellings	
13.6.10	Minimum Yards, Apartment	Front Yard, for a building 9.1 m (29.9 ft.) or less in height	6.1 m (20.0 ft.)
		Front Yard, for a building between 9.1 m (29.9 ft.) and 12.2 m (40 ft.) in height	9.1 m (29.9 ft.)
		Front Yard, for a building more than 12.2 m (40 ft.) in height.	10.7 m (35.1 ft.)
		Side Yard	A minimum side yard shall be provided on each side of the building of not less than 15% of the width of the lot or 4.5 m (14.8 ft.), whichever is the lesser, except in the following case: for a building more than 9.1 m (29.9 ft.)

			in height, the minimum required side yard shall be 20% of the width of the lot or 6.1 m (20.0 ft.), whichever is the lesser.
		Rear Yard	7.6 m (24.9 ft.)
13.6.11	Minimum Yards, Row Housing	All Yards	6.1 m (20.0 ft.)
13.6.12	Maximum Lot Coverage	35%, unless otherwise approved by the Development Authority.	
13.6.13	Maximum Building Height, Fourplex and Row Housing	Same as for Single-detached Dwellings.	
13.6.14	Maximum Building Height, Apartment	3 storeys, or 12.5 m (41 ft.), whichever is the lesser.	
13.6.15	Additional Regulations for Apartments	Apartment developments shall be subject to such additional regulations and requirements relating to site design, access, landscaping, and other considerations that the Development Authority, in its sole discretion, deems reasonable. In setting these regulations and requirements, the Development Authority shall have due consideration to the adjacent land uses and the amenities of the area in which the development is proposed.	

13.7 Special Requirements

- 13.7.1 Where two or more buildings are on one lot, there shall be a minimum separation distance of 6.1 m (20.0 ft.) between the walls of the two buildings.
- 13.7.2 Each dwelling unit within a row housing development shall have one yard which serves as an outdoor living area for the occupants. This yard shall have a minimum depth of 7.6 m (24.9 ft.) and a minimum width of 9.1 m (29.9 ft.). Within this outdoor living area there shall be a privacy zone of a minimum of 4.5 m (14.8 ft.) which is contained by a fence at least 1.5 m (4.9 ft.) in height.
- 13.7.3 No walkway in a development shall be located within 4.5 m (14.8 ft.) of a window to a habitable room.
- 13.7.4 In the case of two or more grouped buildings, the relationship of the buildings to each other and the total relationship to the site, in particular, in respect to such matters as appearance, provision of adequate light, privacy, and landscaping shall be fully shown in the site plans for the whole development and shall be to the satisfaction of the Development Authority.
- 13.7.5 All residential developments in this District shall provide amenity areas for recreational and landscaping purposes. The minimum required amenity area is to be calculated according to the following table:

Number of Bedrooms	Area
0	14.0 m ² (151.0 ft. ²)
1	19.0 m ² (205.0 ft. ²)
2	54.0 m ² (581.0 ft. ²)
3	93.0 m ² (1001.0 ft. ²)
4 or more	120.0 m ² (1292.0 ft. ²)

- 13.7.6 Outdoor living areas may be calculated as part of the required amenity area for any development.
- 13.7.7 For apartments or row housing developments containing more than 40 dwelling units with 2 or more bedrooms, a playground area shall be provided on the basis of 6.1 m (20.0 ft.) per bedroom, master bedroom excluded.
- 13.7.8 This play area shall be provided with landscaping, fencing, surface treatment, and play equipment to the satisfaction of the Development Authority.
- 13.7.9 This play area will be included as part of the required amenity area for the development.

- 13.7.10 A storage compound satisfactory to the Development Authority shall be provided for large trucks, recreational vehicles, and similar equipment. There shall be no outdoor storage of furniture or similar equipment.

13.8 Relating to All Other Uses

- 13.8.1 Maximum lot coverage:
- a. Principal building - 28% or, if a garage is attached, a maximum of 40%
 - b. Accessory buildings - 12%
 - c. Total - 40%
- 13.8.2 Parking space requirements:
- a. 1 space for each one-bedroom or studio apartment dwelling unit
 - b. 2 spaces per all other dwelling units
- 13.8.3 Notwithstanding any other provision of this Bylaw, existing dwellings located within 300.0 m (984 ft.) of the Village of Clyde sewage lagoon will not be allowed to expand or to rebuild if destroyed by fire.
- 13.8.4 All other site regulations shall be as required by the Development Authority.