

5.13 RESIDENTIAL TYPE 2 (R2) ZONE

No person shall within any Residential Type 2 (R2) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

5.13.1 Uses Permitted**a) Residential Uses**

- Single detached dwelling house;
- Existing converted dwelling house;
- Group Home;
- Special Care Facilities, excluding Corrections Residences, Detoxification Centres and Warming/Cooling Centres;
- Transitional Housing Unit;
- Home Occupation.

(By-law No. 2016-0049)(By-law No. 2020-0016)

b) Non-Residential Uses

- Park;
- Public use in accordance with the General Provisions of this By-law.

c) Accessory Uses

Uses, buildings and structures accessory to any of the permitted uses in accordance with the General Provisions of this By-law.

5.13.2 Zone Provisions

- a) Lot Area (minimum) 460 square metres
- b) Lot Frontage (minimum) 15 metres
- c) Yards:
- i) Front Yard (minimum) 6 metres
- ii) Exterior Side Yard (minimum) 6 metres
- iii) Interior Side Yard (minimum):
- 3 metres on one side, 1.2 metres on the other side, plus 0.6 metres on the narrow side for each additional or partial storey above the first, provided, that where a garage or carport is attached to or is within the main building, or the lot is a corner lot, the minimum width of the interior side yard shall be 1.2 metres plus 0.6 metres for each additional or partial storey above the first. The increased side yard requirement does not apply to an attic or loft.
- iv) Rear Yard (minimum) 7.5 metres
- d) Dwelling Unit Area (minimum) 90 square metres
- e) Landscaped Open Space (minimum) 30 percent

- f) Lot Coverage (maximum)35 percent
- g) Setback from Street Centreline:
- In accordance with the General Provisions of this By-law.
- h) Number of Dwelling Houses per Lot (maximum)..... 1
- i) Height of Building (maximum)..... 10 metres
- j) Garage or Carport:
- i) Setback from Front Lot Line (minimum)6 metres
 - ii) Where the garage or carport contains the opening for vehicular access from a lot line other than the front lot line, the setback shall be a minimum of 6.0 metres from the lot line that the driveway crosses to access the attached garage or carport, and
 - iii) The wall of the attached garage or carport facing the public street shall not be located more than 2.0 metres closer to the front lot line than the dwelling house.
- (By-law No. 03-61)

5.13.3 **General Provisions**

In accordance with Section 4, General Provisions, of this By-law.

5.13.4 **Exception Provisions - Residential Type 2 (R2) Zone**

5.13.4.1 **Residential Type 2 Exception One (R2-1) Zone**

(Part of Lot 16, Concession 1, in the Geographic Township of Richmond)

Within the R2-1 Zone, the uses permitted include a daycare centre. Daycare centre means:

A premise licenced under the Day Nurseries Act, R.S.O. 1990, as amended, that receives up to sixteen (16) children who are not of common parentage, primarily for the purpose of providing temporary care, or guidance, or both temporary care and guidance, for a continuous period not exceeding twenty-four (24) hours, where the children are:

- under eighteen years of age in the case of a day care centre or day nursery for children with a developmental handicap; and
- under ten years of age in all other cases.

5.13.4.2 **Residential Type 2 Exception Two (R2-2) Zone**

(186 East Street, in the Geographic Town of Napanee)

Within the R2-2 Zone, the existing dwelling house may be used for a day nursery as defined herein provided the existing applicable by-law requirements and the following provisions are met:

- a) Lot Frontage (minimum) 12.2 metres
- b) Lot Area (minimum)..... 719.9 sq. metres
- c) Maximum Enrolment:
 - A day nursery shall be restricted to a maximum enrolment of twenty- four (24) children at any one time.

d) Parking:

- One (1) parking space for every twelve (12) children enrolled or part thereof plus one (1) visitor parking space.

5.13.4.3 Residential Type 2 Exception Three (R2-3) Zone

Within the R2-3 Zone, the following provisions apply:

- a) Front Yard (minimum).....3.5 metres
(maximum).....8.5 metres
- b) Exterior Side Yard (minimum).....3.5 metres
- c) The minimum lot frontage requirement shall be calculated at the minimum front yard depth of 6 metres.

5.13.4.4 Residential Type 2 Exception Four (R2-4) Zone

(Part of Lot 18, Concession 7, in the Geographic Township of North Fredericksburgh – Golf Course School)

Within the R2-4 Zone, the following provisions apply:

- a) Interior side yard (minimum): 3 metres on one side and 1.2 metres on the other side provided that when a garage or carport is attached to or is within the main building, the minimum width of the interior side yard shall be 1.2 metres.

(By-law No. 08-09)

5.13.4.5 Residential Type 2 Exception Five (R2-5) Zone

(Lot 16, Concession 1, Part 1 of Plan 29R-4732, in the Geographic Township of Richmond)

Within the R2-5 Zone, the following provisions apply:

- a) Setback from lands zoned Environmental Protection 6 metres
- b) Setback from the highwater mark.6 metres

(By-law No. 2014-10)

5.13.4.6 Residential Type 2 Exception Six (R2-6) Zone

(87 Palace Road in the geographic Town of Greater Napanee)

Within the R2-6 Zone, the following provisions apply:

a) Uses Permitted

Uses permitted include:

- Two (2) dwelling units per dwelling house.

- b) Parking Requirement 1.5 spaces per dwelling unit
(By-law No. 2015-31)