

5.2 RESIDENTIAL ONE AND TWO UNIT (R2) ZONE**PERMITTED USES IN R2 ZONE**

5.2.1 The following uses shall be permitted in any R2 Zone:

a. **Principal Uses**

Duplex Dwellings
Multi-sectional Modular Homes
Neighbourhood Parks
Playgrounds
Semi-detached Dwellings
Single Unit Detached Dwellings

b. **Uses Subject to Conditions**

Bed and Breakfast Operations
Bona Fide Farms existing prior to June 19, 1979
Home Based Businesses
Home Day Care
Telephone Switching Centres
Urban Home Occupations

SPECIAL REQUIREMENTS IN R2 ZONE

5.2.2 Any permitted use in any R2 Zone must comply with the following special requirements:

5.2.2.1 **Home Day Care**

Home Day Care is permitted subject to Subsections 5.2.2.9 b, c and d that apply to Urban Home Occupations.

5.2.2.2 **Residential Swimming Pools**

Swimming pools are permitted as an accessory use provided:

- a. That no part of any privately owned outdoor swimming pool enclosure is located closer than twenty-five (25) feet to any property line of such lot abutting a street line.
- b. That such development is in full conformance with the Municipal Swimming Pool Bylaw.

5.2.2.3 **Parking Commercial Vehicles**

A maximum of one (1) commercial vehicle used for business purposes by the owner or occupant of the lot may be kept in a R2 Zone.

5.2.2.4 **Signs**

All signs shall be subject to the requirements of 3.2 SIGNS, PART 3 – GENERAL PROVISIONS FOR ALL ZONES.

5.2.2.5 **Special Requirements in R2 Zone for Bona fide Farms**

Agricultural buildings other than livestock buildings are permitted on a farm provided:

- a. The farm existed prior to May 29, 1979.
- b. The buildings or structures are an accessory to a bona fide farm as defined in accordance with the "Guidelines for Determining Bona fide Farms and Farm Dwellings", adopted by Council.
- c. The buildings or structures are located on a parcel of land where existing farm buildings or structures are located including farm dwellings, machine sheds and storage buildings.
- d. The proposed building or structure must comply with the following regulations:

Minimum lot frontage	60 ft.
Minimum front yard	120 ft.
Minimum side yard	40 ft.
Maximum height of building	55 ft.
Maximum lot coverage	35%
Minimum distance between main and accessory building	10 ft.
Minimum Rear Yard	40 ft.

5.2.2.6 Bed and Breakfast Operations

Bed and breakfast operations may be conducted provided:

- a. Parking is located in the rear or side yards only and is provided at the rate of one (1) space for every bedroom available for overnight accommodation.
- b. No parking area shall be located within ten (10) feet of a lot line abutting an R1, R2, RM or R3 Zone unless the abutting yard is fenced or screened so as to reduce visual nuisance.
- c. No more than three (3) rooms are available for overnight accommodation to the public.
- d. Sections 5.2.2.9 a, b, c and d that apply to Urban Home Occupations also apply to Bed and Breakfast Operations.
- e. The lot is fronting on and only has access to an arterial, collector, local collector, residential local collector or exterior local road.

5.2.2.7 Residential Garages in Front or Flankage Yards

Residential garages are permitted to be located in the front yard or flankage yard of a lot but in no case shall a residential garage be built closer to the front lot line or flankage lot line than the minimum distance required by this Bylaw for the main building on the lot.

5.2.2.8 Telephone Switching Centres

- a. Telephone switching centres shall be located on lots fronting on arterial or collector roads.
- b. A maximum of one (1) access shall be provided to the lot on which the telephone switching centre is located.
- c. The access shall have a maximum width of twenty-five (25) feet.
- d. The use is conducted and wholly contained within the enclosed building.

- e. No outdoor storage is permitted.
- f. A public utility sign shall be permitted.
- g. All yards shall be sodded and landscaped.

5.2.2.9 **Urban Home Occupations**

An Urban Home Occupation shall be permitted in any dwelling or residential unit in an R1, R2 or an RM Zone provided:

- a. The Urban Home Occupation is entirely conducted within the residential unit or dwelling.
- b. Employees shall be limited to residents of the dwelling or residential unit.
- c. No alterations shall be made which would change the exterior residential appearance of the dwelling.
- d. No outdoor storage shall be associated with the Urban Home Occupation.
- e. The maximum size of the Urban Home Occupation shall be no more than 25% of the total floor area of the dwelling or residential unit to a maximum of 500 square feet.
- f. One off-street parking space, other than that required for the dwelling, shall be provided unless otherwise indicated.
- g. The following are deemed to not be Urban Home Occupations and are not permitted within the R1, R2 or RM Zones:
 - i. amusement arcades;
 - ii. automotive repair shops;
 - iii. auto body repair;
 - iv. doctor or dentist offices;
 - v. large appliance repair;

- vi. laundry shops and depots for collecting dry cleaning and laundry;
- vii. retail stores;
- viii. restaurants;
- ix. service industries.

5.2.2.10 Auto repair shops are permitted by Development Agreement along the area of Prospect Road located west of the 101 Connector Road subject to the provisions of Policy # 23 located in Section 2.3 of the New Minas Sector Plan.

5.2.3 **Home Based Business: R2-B on Zoning Map**

The R2 Zone symbol followed by the letter "-B" where shown on the Growth Centre zoning map indicates the area is eligible for development pursuant to the Home Based Business regulations as follows:

5.2.3.1 **Home Based Businesses**

A Home Based Business shall be permitted in any dwelling or residential unit in an R2-B, Zone provided:

- a. The home based business is entirely conducted within the residential unit or dwelling, or accessory building.
- b. Not more than 3 employees who are not residents of the dwelling are employed in the business or profession.
- c. The architectural design of any alterations or additions to existing residential dwellings intended for commercial uses, new residential dwellings, and accessory buildings shall be compatible with the character of the adjacent surrounding residential uses in terms of bulk, scale, roof line, building materials and exterior treatment, cladding or siding.
- d. No outdoor storage or display shall be associated with the home based business.
- e. The maximum size of the home based business shall be no more than 50% of the total floor area of the dwelling or residential unit, to a maximum of 1200 square feet.

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- f. Off-street parking space, other than that required for the dwelling, shall be provided according to Part 3.22 of this Bylaw.
 - g. Where off-street parking for more than four vehicles is required, parking shall be subject to subsection 5.2.3.2 of this Section dealing with buffering and screening.
 - h. The following are not deemed to be home based business and are not permitted within zones followed by the letter "-B";
 - i. amusement arcades;
 - ii. automotive repair shops;
 - iii. auto body repair;
 - iv. large appliance repair;
 - v. service industries.
 - i. Signs for home based businesses shall be in accordance with 3.2 SIGNS, PART 3 – GENERAL PROVISIONS FOR ALL ZONES of the Land Use Bylaw
 - j. Accessory Buildings intended for use under Home Based Business requirements shall be at least 10 feet from any lot line.

5.2.3.2 **Buffering and Screening: Home Based Businesses**

Where a new home based business abuts an R1, R2 or RM Zone, buffering and screening shall be provided consisting of:

- a. A minimum 10 foot wide grassed yard consisting of existing coniferous and deciduous trees or newly planted coniferous trees.
- b. Trees having an initial minimum height of 10 feet and capable of growing to and being maintained at a height of 20 feet.

- c. Trees planted with an average maximum spacing not exceeding 10 feet, and positioned to provide an effective visual screen between uses.

REGULATIONS IN RESIDENTIAL ONE AND TWO UNIT (R2) ZONE

5.2.4 Any permitted use in any R2 Zone must comply with the following regulations:

RESIDENTIAL ONE & TWO UNIT (R2) ZONE	Single Unit Detached Dwelling Residential Day Care Centre	Duplex Dwelling	Semi-Detached Dwelling
Minimum Lot Area			
a) on central sewer	6,000 sq ft	6,500 sq ft	4,000 sq ft/unit
b) private disposal system	20,000 sq ft	20,000 sq ft	10,000 sq ft/unit
Minimum Lot Frontage			
a) on central sewer	60 ft	65 ft	35 ft/unit
b) private disposal system	100 ft	100 ft	50 ft/unit
Minimum Front or Flankage Yard			
a) fronting on local roads	25 ft	25 ft	25 ft
b) fronting on collector or arterial roads	45 ft	45 ft	45 ft
Minimum Rear Yard			
a) main building	25 ft	25 ft	25 ft
b) accessory building	4 ft	4 ft	4 ft
Minimum Side Yard			
a) dwellings			
- driveway side	16 ft	16 ft	12 ft
- other side	4 ft	4 ft	No Regulation
b) dwellings with attached garage or carport			
- driveway side	4 ft	4 ft	4 Ft
- other side	4 ft	4 ft	No Regulation
c) all accessory buildings	4 ft	4 ft	4 ft
Maximum Height of Main Building	35 ft	35 ft	35 ft
Maximum Height of Accessory Building	20 ft	20 ft	20 ft
Maximum Lot Coverage	35% of lot area	35% of lot area	35% of lot area
Maximum Number Dwelling Units Per Lot	1	2	2
Minimum Clear Distance Between Main Building and Accessory Building	10 ft	10 ft	10 ft
Maximum Height of Fences (Non-vegetative)	6 ft	6 ft	6 ft

PART 5	AMENDED DATE	SECTION
	November 5, 2002	5.2
	February 15, 2005	5.2.2.10
	May 10, 2005	5.2 / 5.2.3
	September 28, 2005	5.2.2.6 d / 5.2.3.1 f / 5.2.3.1 g
	February 2, 2007	5.2.2.4 / 5.2.3.1 i
	September 30, 2016	5.2.2.9 (g) (File 16-08)

Note: Numbering of Sections within this Bylaw may be different from the Amended Date.

