

SECTION 9 – VILLAGE RESIDENTIAL - SPECIAL "R2-S" ZONE

9.1 GENERAL PROHIBITION

9.1.1 Within the Village Residential "R2S" Zone, no person shall use any land, erect alter, enlarge, use or maintain any building or structure for any use other than as permitted in Subsection 2 of this Section and also in accordance with the regulations contained or referred to in Subsections 3 and 4 of this Section.

No person shall erect or use any building or structure on any lot in a Village Residential Special "R2S" Zone unless such lot is serviced by a Municipal piped water supply and sanitary sewer system.

9.2 USES PERMITTED

Dwelling unit, Accessory
Bed and breakfast establishment
Home occupation
Dwelling, Single detached

9.3 ZONE REGULATIONS

9.3.1 Single Detached Dwelling

(a)	Minimum Lot Area	500 square metres
(b)	Minimum Lot Frontage	15 metres
(c)	Maximum Lot Coverage	40%
(d)	Minimum Yard Requirements:	
	(i) Front	4.5 metres
	(ii) Interior Side	1.2 metres
	(iii) Exterior Side	4.5 metres
	(iv) Rear	7.5 metres
(e)	Maximum Height of Building	9 metres
(f)	Minimum Gross Floor Area	55.74 square metres

9.3.2 Garages

- (a) In no case shall the wall of an attached or detached garage facing the street be located closer than 1.0 metre to the front lot line than any other exterior wall or main entry feature or porch of the main building.
- (b) The maximum width of an attached or detached garage, measured from the inside walls shall be 7.0 metres.
- (c) The front exterior wall of the garage used for vehicular access shall be located no closer than 6.0 metres from the front lot line, or if such wall is facing the exterior lot line, 6.0 metres from the exterior lot line.

9.3.3 Porches and Stairs

Porches and stairs are permitted to encroach into the required front and/or exterior side yards, provided they are located no closer than 2.0 metres from the front or exterior lot line.

9.4 **ZONE EXCEPTIONS**

9.4.1 R2-S-1 Zone

Notwithstanding the regulations of Subsection 9.3.1(c) and (e) and 9.3.2(a), the maximum lot coverage shall be 35%; the maximum height of building shall be 9.5 metres; 9.3.2(b) shall not apply; and, notwithstanding subsection 9.3.2(a), in no case shall the wall of an attached or detached garage facing the street be located closer than 2.0 metres to the front lot line than any other exterior wall or main entry feature or porch of the main building.

9.4.2 R2-S-2 Zone

Notwithstanding the regulations of Subsection 9.3.1(c) and (e) and 9.3.2(a), the maximum lot coverage shall be 35%; the maximum height of building shall be 11.5 metres for a feature not exceeding 23.3 square metres and 9.5 metres hereafter; 9.3.2(b) shall not apply; and notwithstanding subsection 9.3.2(a), in no case shall the wall of an attached or detached garage facing the street be located closer than 2.0 metres to the front lot line than any other exterior wall or main entry feature or porch of the main building.

9.4.3 R2-S-3 Zone

Notwithstanding the regulations of Subsection 9.3.1(d)(i), 9.3.1(c) and (e), 9.3.2(a) and 9.3.3, the following regulations apply:

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- (a) Minimum Front Yard 5.5 metres
 - (b) Porches and stairs are permitted to encroach into the required front yard, provided they are no closer than 3.0 metres from the front lot line, and no closer than 2.0 metres from the exterior side lot line.
 - (c) Maximum Lot Coverage 35%
 - (d) Maximum Building Height 11.5 metres for a feature not exceeding 23.3 square metres and 9.5 metres thereafter.
 - (e) In no case shall the wall of an attached or detached garage facing the street be located closer than 2.0 metres to the front lot line than any other exterior wall or main entry feature or porch of the main building.
 - (f) Subsection 9.3.2(b) shall not apply.