

## 1. RESIDENTIAL MULTIPLE DWELLING DISTRICT – R2

*The purpose of the Residential Multiple Dwelling District 2 (R2) is to accommodate a variety of high density residential development including single-detached residences and semi-detached residences.*

**No person shall within any R2 – Residential Multiple Dwelling District use any land, or erect, alter or use any building or structure except in accordance with the following provisions:**

### 1.1 PERMITTED USES

- a. One single-detached dwelling, including a RTM;
- b. Semi-detached, duplex dwelling;
- c. Uses, buildings and structures accessory to the foregoing permitted uses and located on the same site with the main use;
- d. Parks and Playgrounds;
- e. Public works, buildings and structures, excluding offices, shops, warehouses, storage yards and waste management or sewage facilities.

### 1.2 DISCRETIONARY USES

**The following uses may be permitted in the R2 – Residential Multiple Dwelling District but only by resolution of Council and only in locations specified in such resolution of Council. Discretionary use requirements can be found in Section 5.**

- a. Modular homes;
- b. Fourplex or townhouses and other multiple unit dwellings;
- c. One Secondary suite (in single-detached dwellings);
- d. One Garden Suite (on single residential sites);
- e. Apartment Buildings;
- f. Home Occupations (Home-based Businesses);
- g. Child and adult daycare;
- h. Bed and Breakfast homes;
- i. Residential care home;
- j. Mobile Homes;
- k. Swimming Pools

### 1.3 SITE DEVELOPMENT REGULATIONS

#### Single-detached, RTM and Modular Homes

<b>Minimum site area</b>	464 m <sup>2</sup> (4995 ft <sup>2</sup> ) where the lot is served by a lane, otherwise 557 m <sup>2</sup> (5995 ft <sup>2</sup> )
<b>Minimum floor area</b>	70 m <sup>2</sup> (753 ft <sup>2</sup> )
<b>Minimum site frontage</b>	<u>Rectangular lots</u> : 15 meters (49 feet) where the lot is served by a lane, otherwise 18 meters (59 feet)

	Non-rectangular lots: 11 meters (36 feet) with a mean width of 15 meters (49 feet) over the first 30 meters (98 feet) measured from the front lot line where there is a lane, otherwise 15 meters with a mean width of 18 meters measured from the front lot line.
<b>Height</b>	9.0 meters (30 feet) for Principal buildings
<b>Maximum site coverage</b>	40% or 50% on a corner site
<b>Minimum parking spaces</b>	2
<b>Minimum front yard</b>	7.5 meters (25 feet)
<b>Minimum rear yard</b>	4.5 meters (15 feet) except that for a corner lot, where access to an attached garage is obtained from a side lot line street, the minimum rear yard shall be 3.0 meters (10 feet).
<b>Minimum side yard</b>	1.2 meters (4 feet) except that for a corner lot, the minimum side yard shall be 3.0 meters (10 feet) from a side lot line, however, where access to an attached garage is obtained from a side lot line, the minimum side yard shall be 6.0 meters (20 feet).

#### **Semi-detached and Duplex (per dwelling unit)**

<b>Minimum site area</b>	278 m <sup>2</sup> (2992 ft <sup>2</sup> ) where the lot is served by a lane, otherwise 325 m <sup>2</sup> (3498 ft <sup>2</sup> )
<b>Minimum floor area</b>	46 m <sup>2</sup> (495 ft <sup>2</sup> )
<b>Minimum site frontage</b>	9.0 meters (30 feet) where the lot is served by a lane, otherwise 10.5 meters (35.5 feet)
<b>Height</b>	9.0 meters (30 feet) for Principal buildings
<b>Maximum site coverage</b>	40% or 50% on a corner site
<b>Minimum parking spaces</b>	2 per unit
<b>Minimum front yard</b>	7.5 meters (25 feet)
<b>Minimum rear yard</b>	4.5 meters (15 feet)
<b>Minimum side yard</b>	1.2 meters (4 feet) except that for a corner lot, the minimum side yard shall be 3.0 meters (10 feet) from a side lot line (flankage), however, where access to an attached garage is obtained from a side lot line, the minimum side yard shall be 6.0 meters (20 feet).

#### **Townhouse, Fourplex and other Multiple Unit Dwellings**

<b>Minimum site area</b>	500 m <sup>2</sup> (5382 ft <sup>2</sup> ) plus 90 m <sup>2</sup> (967 ft <sup>2</sup> ) for each dwelling unit in excess of two on the ground floor
<b>Minimum floor area</b>	30 m <sup>2</sup> (323 ft <sup>2</sup> ) per bedroom unit

<b>Minimum site frontage</b>	18.0 meters (59 feet) except that for townhouses the lot frontage minimum for each individual unit shall be 6 meters (20 feet)
<b>Height</b>	15 meters (49 feet) maximum.
<b>Maximum site coverage</b>	50%
<b>Minimum parking spaces</b>	1.5 spaces/dwelling unit
<b>Minimum front yard</b>	3.0 meters (10 feet)
<b>Minimum rear yard</b>	4.5 meters (15 feet)
<b>Minimum side yard</b>	1.5 meters (5 feet) or 50% of the average wall height, whichever is greater

### Apartment Buildings

<b>Minimum site area</b>	930 m <sup>2</sup> (10010 ft <sup>2</sup> )
<b>Minimum floor area</b>	46.5 m <sup>2</sup> (500 ft <sup>2</sup> ) per dwelling unit
<b>Minimum site frontage</b>	25.0 meters (82 feet)
<b>Maximum site coverage</b>	50% interior site, 60% corner site
<b>Minimum parking spaces</b>	1.25 spaces/ dwelling unit
<b>Minimum front yard</b>	6.0 meters (20 feet)
<b>Minimum rear yard</b>	7.5 meters (25 feet)
<b>Minimum side yard</b>	3.5 meters (11.5 feet) or 50% of the average wall height whichever is greater

### Mobile Homes

<b>Minimum site area</b>	464 m <sup>2</sup> (4995 ft <sup>2</sup> )
<b>Minimum floor area</b>	50 m <sup>2</sup> (538 ft <sup>2</sup> )
<b>Minimum site frontage</b>	12 meters (39 feet)
<b>Maximum site coverage</b>	40%
<b>Minimum parking spaces</b>	2
<b>Minimum front yard</b>	6.0 meters (20 feet)
<b>Minimum rear yard</b>	7.5 meters (25 feet)
<b>Minimum side yard</b>	1.2 meter (4 feet), unless on a corner site the side yard shall be 2.5 meters (8.2 feet)

#### 1.3.1 DEVELOPMENT STANDARDS FOR MOBILE HOMES

- a. All mobile homes must meet the standards set out in CSA A277 Procedure for Certification of Factory Built Houses, and amendments thereto. All mobile homes must bear a label of a

credible certification agency indicating that compliance with the National Building Codes has been certified using the A277 procedure.

- b. All attached and accessory structures shall require a building permit and shall comply with the requirements of the National Building Code of Canada and the Building Bylaw of the Town of Hague.
- c. All attached or accessory structures such as porches, sun room additions, skirting and storage facilities must be factory prefabricated units, or of an equivalent quality, and shall be painted or prefinished so the design and construction will complement the main structure.
- d. In order to protect the residential character of the community, wheels, hitches, and running gear must be removed within thirty (30) days of arrival, and skirting must be installed in such a manner as to compensate for vertical movements and to prevent the entrance of rodents and other small animals.
- e. All mobile homes shall be connected to water and sewer services provided by the Municipality and connected as available to other public utilities.

#### 1.4 ACCESSORY BUILDINGS AND STRUCTURES

<b>Minimum Yard setbacks</b>	A minimum of 6.0 meters (20 feet) from the front site line, 1.2 meters (4 feet) from the principal building, and 0.8 meters (2.6 feet) from the side site line unless the side site line is an abutting street then the side yard shall be 3.6 meters (12 feet).
<b>Maximum floor area and height</b>	All accessory buildings shall not exceed 83.6 m <sup>2</sup> (900 ft <sup>2</sup> ) in area and shall not exceed 4.0 meters (13 feet) in height from grade level to the underside of the eaves.
<b>Minimum rear yard</b>	All accessory buildings shall be located a minimum of 0.8 meters (2.6 feet) from the rear site line except where an accessory building has a door or doors opening onto a lane then it shall not be located less than 2.0 meters (6.5 feet) from the site line abutting the lane.

- a. Garages, carports, and accessory buildings attached to a principal building by a substantial roof structure shall be considered as part of the principal building and subject to the regulations of the principal building and shall not exceed the square footage of the main floor of the principal dwelling in size.
- b. A carport, consisting of a roof and supporting columns or structures which are not permanent walls, is permitted to encroach into any required side yard as long as the supporting structures are set back a minimum of 0.6 meters (2 feet) from the side lot line and the roof does not project past the side lot line.
- c. One detached private garage is permitted in any side yard or rear yard, provided there is sufficient available space to comply with all other requirements in this Section.
- d. All activities related to artisan studios, crafts and workshops shall be conducted within an enclosed building. No exterior storage of materials, goods, or waste products is permitted, except within a waste disposal bin.

- e. No attached structure (i.e. deck) shall have a total floor area greater than the main floor area of the principal building. In calculating the main floor area of a principal building, the area of an attached garage shall be excluded.
- f. Temporary, fabric covered structures consisting of wood, metal or plastic framing covered on the roof and one or more sides with fabric, plastic, vinyl or other sheet material shall be permitted to locate in a rear yard.

## **1.5 FENCE AND HEDGE HEIGHT**

Subject to traffic sight lines, the following height limitations shall apply to fences, walls, chain-link fences and hedges

- a. No hedge, fence or other structure shall be erected past any property line.
- b. In a required front yard, to a height no greater than 1.0 meter (3.3 feet) above grade level.
- c. In a required rear yard, to a height no greater than 2.0 meters (6.5 feet) above grade level.
- d. Except permitted accessory buildings, no fence or other structure, shall be erected to a height of more than 2.0 meters (6.5 feet).

## **1.6 SIGNAGE**

- a. One permanent sign is permitted per site. The facial area of a sign shall not exceed 1.0 m<sup>2</sup> (10.7 ft<sup>2</sup>);
- b. In the case of a home occupation, an additional permanent sign is permitted in a window of a dwelling;
- c. No sign shall be located in any manner that may obstruct or jeopardize the safety of the public;
- d. Temporary signs not exceeding 1.0 m<sup>2</sup> (10.7 ft<sup>2</sup>) advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted.

## **1.7 OUTSIDE STORAGE**

- a. No outdoor storage shall be permitted in the required front yard of any residential site.
- b. Council may apply special standards as a condition or for a discretionary use approval regarding the location of areas used for storage for that use.
- c. No wrecked, partially dismantled or inoperable vehicle or machinery shall be stored or displayed in any required yard. No yard shall be used for the storage or collection of hazardous material.
- d. Council may require special standards for the location setback or screening of any area devoted to the outdoor storage of vehicles in operating equipment and machinery normally used for the maintenance of the residential property, vehicles or vehicular parts.

- e. Provision shall be made for the owner of the property to temporarily display a maximum of either one (1) vehicle or recreational vehicle in operating condition that is for sale at any given point in time.