

### PART E - R2 - RESIDENTIAL ZONE

The following provisions shall apply to the use of land and the construction of buildings in all R2 Zones subject to the general provisions under Part B and Part C of this By-Law.

#### 1. PERMITTED USES

- (1) Any person may use land and erect, occupy and maintain buildings and structures thereon for any of the following purposes:

(a) Main Use

- (i) a single detached dwelling
- (ii) a group home in a permitted single detached dwelling. (2460-86)
- (iii) public use (2019-64)

(b) Accessory Uses, Buildings or Structures

- (i) Any use, building or structure which is subordinate and customarily incidental to a main use.
- (ii) A home occupation.
- (iii) An office for a professional person.

#### 2. ZONE REQUIREMENTS

- (1) Lot Frontage (minimum): 15 metres
- (2) Front Lot Line (minimum): 13.5 metres
- (3) Lot Area (minimum): 464.5 square metres
- (4) Front Yard Depth (minimum): 7.5 metres
- (5) Rear Yard Depth (minimum): 7.5 metres
- (6) Interior Side Yard Depth (minimum)
  - (a) one side: 1.2 metres
  - (b) other side: 3.5 metres except with an attached garage or carport same as Section 2. (6)(a) above

- (7) Outside Side Yard (minimum): 4.5 metres
- (8) Gross Floor Area (minimum): as per the Ontario Building Code (3129-95)
- (9) Lot Coverage (maximum): 35 percent
- (10) Building Height (maximum): 10.5 metres

### 3. MINIMUM PUBLIC UTILITIES

- (1) Any main building shall be serviced by and connected to:
  - (a) an adequate municipal water supply system.
  - (b) an adequate municipal sanitary sewer system.

### 4. FOR ACCESSORY USES, BUILDINGS OR STRUCTURES PROVISIONS

See Part C, Section 7.

### 5. FOR HOME OCCUPATION PROVISIONS

See Part C, Section 8.

### 6. FOR OFFICE FOR A PROFESSIONAL PERSON PROVISIONS

See Part C, Section 10.

### 7. FOR OFF STREET PARKING PROVISIONS

See Part C, Sections 15 and 16.

### 8. SPECIAL PROVISIONS

- (1) (a) Notwithstanding the provisions of Section I(1) of this Part E, within the area zoned R2-1-H no person shall use any land, building or structure for any purpose whatsoever except for the use that existed on the 17th day of February, 1986, subject to the provisions of Paragraph 8 (1c) below.  
(2446-86)
- (b) The Holding Symbol "H" may be removed from the R2-1-H zone by Council for the corporation of the Township of Sidney by an amending by-law in accordance with the provisions of Section 35 of the Planning Act, 1983, PROVIDED THAT the Holding Symbol "H" shall not be

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removed until the following governmental bodies have been satisfied, which requirements deal with the proper development of the lands within the area zoned R2-1-H having regard to the health and safety of the present residents of the Township and the City of Belleville and the future inhabitants of the said lands:

- (i) The City of Belleville with respect to sanitary sewer services .  
(2446-86)
  
- (c) Upon the removal of the said Holding Symbol "H" by an amending by-law any person may use land and erect, occupy and maintain buildings and structures on land within the area zoned R2-1-H for single detached dwelling purposes and any use, building or structure which is subordinate and customarily incidental to a permitted dwelling, subject to the general provisions under Part B and C of By-Law 2076-80 and the zone requirements of Part E of the said By-Law 2076-80.  
(2446-86) (3129-95)

### 8. SPECIAL PROVISIONS

2001-123     *B-77-673*  
*Part of Lot 20, Registered Plan No. 198, Part of Lot 34, Concession 1,*  
*Formerly Township of Sidney, Now City of Belleville, County of Hastings*

- (2) Notwithstanding the requirements of Subsection 2(2)(4) of this Part E, within the area zoned R2 - 2, the following shall apply:

Front lot line (minimum): 10.9 m.  
Front yard depth (minimum): 6.0 m.

2005-17     *B-77-766*  
*Part of Lot 35, Concession 1,*  
*Formerly Township of Sidney, Now City of Belleville, County of Hastings*

- (3) Notwithstanding the provisions of Sections 2(4) and 2(9) of this Part E, within the area zoned R2-3 the following provisions shall apply:

Front Yard Depth (minimum): 6.0 m  
Lot Coverage - single storey only (maximum): 37%