
SECTION 5 RESIDENTIAL ZONES

No person shall hereafter use any lands, nor erect, alter, enlarge or use any building or structure in a Residential Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

5.1 Residential First Density (R1) Zone

(1) Permitted Uses:

Single detached dwelling
Home occupation
Accessory apartment
Bed and Breakfast

(2) Zone Requirements:

(a) Lot Area (minimum):

Lot serviced by private well and private sewage system: 4,000 m²
Lot serviced by municipal water and private sewage system: 1,000 m²
Lot serviced by private well and municipal sanitary sewer: 660 m²
Lot serviced by municipal water and municipal sanitary sewer: 450 m²

(b) Lot Frontage (minimum):

Lot serviced by private well and private sewage system: 38 m
Lot serviced by municipal water and private sewage system: 25 m
Lot serviced by private well and municipal sanitary sewer: 20 m
Lot serviced by municipal water and municipal sanitary sewer: 15 m

(c) Front Yard Depth (minimum): 6.0 m

(d) Exterior Side Yard Width (minimum): 6.0 m

(e) Interior Side Yard Width (minimum):

1.2 m, provided that on a lot where there is no attached private garage or attached carport 3.0 m on one side and 1.2 m on the other side

(f) Rear Yard Depth (minimum): 6.0 m

(g) Dwelling Unit Area (minimum): 60.0 m²

(h) Building Height (maximum): 10.5 m

(i) Lot Coverage (maximum): 40%

(j) Dwellings Per Lot (maximum): 1 only

(k) General Provisions:

In accordance with the provisions of Section 3 hereof.

(3) Special Exception Zones:

R1-1 (Pt. Lots 22 and 23, Concession 1) Iroquois

Notwithstanding the provisions of Section 5.1 (2) to the contrary, for the lands zoned R1-1, the following zone requirements for a single detached dwelling shall apply:

Lot Frontage (interior lot) (minimum): 13 m

R1-2 (Pt. Lot 30, Concession 1) Williamsburg

Notwithstanding the provisions of Section 5.1 (2) to the contrary, for the lands zoned R1-2, the following zone requirements shall apply:

Lot Area (minimum): 557 m²

Lot Frontage (minimum): 18.2 m

Lot Coverage (minimum): 35%

Yard Requirements (minimum):

Front 6.0 m

Rear 6.0 m

Side 2 m

Building Height (maximum):

Main 10.5 m

Accessory 4.5 m

Floor Area (minimum, gross): 88.2 m²

Parking Requirements: 1 space per dwelling unit, off road

R1-3 (Pt. Lot 30, Concession 1) Williamsburg

Notwithstanding the provisions of Section 5.1 (2) to the contrary, the lands zoned R1-3 shall be developed in accordance with provisions of subsection R1-2, with the exception of the following zone requirement:

Lot Frontage (minimum): 17.1 m

R1-4 (Pt. Lot 30, Concession 1) Williamsburg

Notwithstanding the provisions of Section 5.1 (2) to the contrary, the lands zoned R1-4 shall be developed in accordance with provisions of subsection R1-2, with the exception of the following zone requirement:

Lot Frontage (minimum): 13.9 m

(4) Holding Zones**R1-h** (Pt. Lot 30, Concession 1) Morrisburg

Notwithstanding the provisions of Section 5.1 to the contrary, the following lands will be zoned R1-h according to Section 4.4 (Holding Zone):

(5) Temporary Zones

5.2 Residential Second Density (R2) Zone**(1) Permitted Uses:**

R1 uses in accordance with the provisions thereof

Duplex dwelling

Semi-detached dwelling

Boarding house

(2) Zone Requirements:**(a) Lot Area (minimum):**

Lot serviced by private well and private sewage system: 6000 m²

Lot serviced by municipal water and private sewage system: 2000 m²

Lot serviced by private well and municipal sanitary sewer: 1000 m²

Lot serviced by municipal water and municipal sanitary sewers: 550 m²

(b) Lot Frontage (minimum):

Lot serviced by private well and private sewage system: 38 m

Lot serviced by municipal water and private sewage system: 30 m

Lot serviced by private well and municipal sanitary sewer: 25 m

Lot serviced by municipal water and municipal sanitary sewers: 18 m

(c) Front Yard Depth (minimum): 6 m**(d) Exterior Side Yard Width (minimum): 6 m****(e) Interior Side Yard Width (minimum): 2 m (*)****(f) Rear Yard Depth (minimum) 6 m****(g) Dwelling Unit Area (minimum): single detached, semi detached and duplex 75.0 m²/unit****(h) Building Height (maximum): 10.5 m****(i) Lot Coverage (maximum): 35%****(j) Dwellings Per Lot (maximum): 2**

(* Note) If a semi-detached dwelling is severed, the zone requirements continue to apply to the original lot except that the interior side yard requirement does not apply along the common lot line where there is a common wall separating the two dwellings.

(3) Special Exception Zones:**R2-1** (Pt. Lot 24, Concession 1) Iroquois (Carmen Court)

Notwithstanding the provisions of Section 5.2 (2) to the contrary, for the lands zoned R2-1, the following zone requirement shall apply:

Lot Frontage (minimum): 14.6 m

R2-2 (Pt. Lots 23 and 24, Concession 1) Iroquois

Notwithstanding the provisions of Section 5.2 (2) to the contrary, for the lands zoned R2-2, the following zone requirement shall apply:

Lot Area (minimum): 472 m²

R2-3 (Pt. Lot 23, Concession 1) Iroquois

Notwithstanding the provisions of Section 5.2 (2) to the contrary, for the lands zoned R2-3, the following zone requirements shall apply:

Lot Area (minimum): 472 m²

Lot Frontage (minimum): 7.6 m

R2-4 (Pt. Lot 35 Plan 29) Morrisburg
(Pt. Lot 8, Plan 93) Morrisburg

In addition to the permitted uses in Section 5.2(1) for the lands zoned R2-4, the following uses shall also apply:

Restaurant in association with a Bed and Breakfast

R2-5 (Pt. Lot 31, Concession 1) Morrisburg

Notwithstanding the provisions of Section 5.2 (2) to the contrary, for the lands zoned R2-5, the following zone requirements shall apply:

Yard requirements per dwelling unit (minimum):

Front 6 m

R2-6 (Pt. Lot 33, Concession 1) Morrisburg (Carraway Crescent)

Notwithstanding the provisions of Section 5.2 (2) to the contrary, for the lands zoned R2-6, the following zone requirements shall apply:

Lot Area (minimum): 568 m²

Lot Frontage (minimum): 20 m

R2-7 (Pt. Lot 33, Concession 1) Morrisburg (Carraway Crescent)

Notwithstanding the provisions of Section 5.2 (2) to the contrary, for the lands zoned R2-7, the following zone requirements shall apply:

Lot Area (minimum): 562 m²
Lot Frontage (minimum): 20 m
Lot Coverage (maximum): 33%

R2-8 (Pt. Lot 33, Concession 1) Morrisburg (81, 83, 85 & 87 Carraway Crescent)

Notwithstanding the provisions of Section 5.2 (2) to the contrary, for the lands zoned R2-8, the following zone requirements shall apply:

Lot Area per dwelling unit (minimum): 281 m²
Lot Frontage per dwelling unit (minimum): 10 m
Yard Requirements per dwelling unit (minimum):

Front 7.2 m
Rear 5.7 m
Side 4.5 m on one side and 0 m on the other

Building Height (maximum): 4.5 m
Lot Coverage (maximum): 29%

R2-9 Reserved For Future Use**R2-10** (Pt. Lot 32, Concession 1) Morrisburg (Merkley Street & Loudon Terrace)

Notwithstanding the provisions of Section 5.2 (2) to the contrary, for the lands zoned R2-10, the following zone requirements shall apply:

Lot Area (minimum): 640 m²
Lot Area per dwelling unit (minimum): 320 m²
Lot Frontage per dwelling unit (minimum): 9 m
Yard Requirements per dwelling unit (minimum):

Front 7.2 m
Rear 5.7 m
Interior side 2.7 m on one side and 0 m on the other
Exterior side 2.7 m

Building Height (maximum): 4.5 m
Lot Coverage (maximum): 30%

R2-11 (Pt. Lot 32, Concession 1) Morrisburg (50C & 50D Fifth Street)

Notwithstanding the provisions of Section 5.2 (2) to the contrary, for the lands zoned R2-11, the following zone requirements shall apply:

Lot Area per dwelling unit (minimum): 500 m²

Lot Frontage per dwelling unit (minimum): 9 m
Yard Requirements per dwelling unit (minimum):

Front 9 m
Side 3 m on one side and 0 m on the other

Lot Coverage (maximum): 25%

R2-12 Reserved For Future Use

R2-13 (Pt. Lot 32, Concession 1) Morrisburg (46A & 46B Meikle Street)

Notwithstanding the provisions of Section 5.2 (2) to the contrary, for the lands zoned R2-13, the following requirements shall apply:

Lot Area per dwelling unit (minimum): 275 m²
Lot Frontage per dwelling unit (minimum): 9 m
Yard Requirements per dwelling unit (minimum):

Front 7.4 m
Rear 9.05 m
Side 3 m on one side and 0 m on the other

Lot Coverage (maximum): 30%

R2-14 (Pt. Lot 31, Concession 1) Morrisburg (9A & 9B Gibson Lane)

Notwithstanding the provisions of Section 5.2 (2) to the contrary, on the lands zoned R2-14, the following zone requirements shall apply:

Lot Area per dwelling unit (minimum): 420 m²
Lot Frontage per dwelling unit (minimum): 12 m
Yard Requirements per dwelling unit (minimum):

Front 6.4 m
Rear 6.5 m
Side 2.1 m on one side and 0 m on the other

Lot Coverage (maximum): 35%

R2-15 (Pt. Lot 31, Concession 1) Morrisburg

Notwithstanding the provisions of Section 5.2 (2) to the contrary, for the lands zoned R2-15, the following zone requirements shall apply:

Lot Area per dwelling unit (minimum): 350 m²
Lot Frontage per dwelling unit (minimum): 10.5 m
Yard Requirements per dwelling unit (minimum):

Side 2.0 m on one side and 0 m on the other

R2-16 (Pt. Lot 31, Concession 1) Morrisburg (Third Street and Augusta Street)

Notwithstanding the provisions of Section 5.2 (2) to the contrary, for the lands zoned R2-16, the following zone requirements shall apply:

Lot Area per dwelling unit (minimum): 380 m²
Lot Frontage per dwelling unit (minimum): 18 m
Yard Requirements per dwelling unit (minimum):

Side 20 m on one side and 0 m on the other
Rear 3.5 m

R2-17 (Pt. Lot 31, Concession 1) Morrisburg (38 Fifth Street West)

Notwithstanding the provisions of Section 5.2 (2) to the contrary, for the lands zoned R2-17, the following zone requirement shall apply:

Lot Frontage (minimum): 18 m

(4) Holding Zones**(5) Temporary Zones**

5.3 Residential Third Density (R3) Zone**(1) Permitted Uses:**

R1 and R2 uses in accordance with the provisions thereof

Converted dwelling in accordance with the provisions of R1 for a single detached dwelling

Row house dwelling provided that the lot is serviced by municipal water and sanitary sewer systems

(2) Zone Requirements, Row House Dwelling:

- (a) Lot Area (minimum): 180.0 m² per unit
- (b) Lot Frontage (minimum): 6.0 m per unit plus side yard requirement where applicable
- (c) Front Yard Depth (minimum): 6 m
- (d) Exterior Side Yard Width (minimum): 6 m
- (e) Interior Side Yard Width (minimum): 3.0 m
- (f) Rear Yard Depth (minimum): 7.5 m
- (g) Group Setback:

Notwithstanding any other provisions of this By-law, not more than four consecutive units within a row house dwelling shall be constructed with their exterior outside walls in a straight line. Additional permitted units in a row shall be set back or forward a distance of not less than 1.0 m from the alignment of the others in a row.

- (h) Development Form: Not more than eight (8) dwelling units shall be in any one row house dwelling
- (i) Building Height (maximum): 10.5 m
- (j) Lot Coverage (maximum): 35%
- (k) Dwelling Unit Area (minimum): 65 m²
- (l) Landscaped Open Space (minimum): 35%
- (m) Main Building Spacing (minimum): 3.0 m

(3) Special Exception Zones:**R3-1**

Notwithstanding the provisions of Section 5.3 (2) to the contrary, for the lands zoned R3-1, the following zone requirements shall apply:

Lot Area (minimum): 145 m²

Lot Frontage (minimum): 5 m

Yard Requirements (minimum):

Side 1 3 m

Side 2 0 m

(4) Holding Zones**(5) Temporary Zones**

5.4 Residential Fourth Density (R4) Zone**(1) Permitted Uses:**

R1, R2 and R3 uses in accordance with the provisions thereof

Provided the lot is serviced by municipal water and sanitary sewer systems:

Apartment dwelling
Home for the aged
Senior Citizens= apartment dwelling
Nursing home
Retirement home

(2) Zone Requirements, Apartment Dwelling House:

- (a) Lot Area (minimum): 230.0 m² per unit for the first four (4) units, plus 45 m² for each additional unit in excess of four (4).
- (b) Lot Frontage (minimum): 30 m
- (c) Front Yard Depth (minimum): 9.0 m
- (d) Exterior Side Yard Width (minimum): 7.5 m
- (e) Interior Side Yard Width (minimum): 3 m
- (f) Rear Yard Depth (minimum): 7.5 m
- (g) Building Height (maximum): 15.0 m
- (h) Lot Coverage (maximum): 35%
- (i) Dwelling Unit Area (minimum):
 - Bachelor Unit 45 m²
 - One Bedroom Unit 55 m²
 - Two Bedroom Unit 60 m²
 - Over Two Bedrooms 65 m²
- (j) Landscaped Open Space (minimum): 35%

(3) Special Exception Zones:

R4-1 (Pt. Lot 29, Concession 1) Morrisburg (Campbell Street)

Notwithstanding the provisions of Section 5.4 (2) to the contrary, for the lands zoned R4-1, the following zone requirements shall apply:

Lot Frontage (minimum): 24 m
Lot Coverage (maximum): 36%
Yard Requirement (minimum):
Rear 7 m

R4-2 (Pt. Lots 23 and 24, Concession 1) Iroquois

Notwithstanding any provisions of Section 5.4 (2) to the contrary, for the lands zoned R4-2, the following zone provision shall apply:

The minimum Interior Side Yard adjacent a residential structure with a habitable room window may be reduced to 1.5 m.

R4-3 (Pt. Lot 24, concession 1) Iroquois

Notwithstanding the provisions of Section 5.4 (1) & (2) to the contrary, for the lands zoned R4-3, the following permitted use and zone requirements shall apply:

An apartment containing a maximum of four units
Lot Area for an apartment (minimum): 900 m²

R4-4 (Pt. Lot 33, Concession 1) Morrisburg (40-54 Carraway Crescent)

Notwithstanding the provisions of Section 5.4 (2) to the contrary, for the lands zoned R4-4, the following zone requirement shall apply:

Lot Frontage (minimum): 50 m

R4-5 (Pt. Lot 33, Concession 1) Morrisburg (56-64 Carraway Crescent)

Notwithstanding the provisions of Section 5.4 (2) to the contrary, for the lands zoned R4-5, the following zone requirement shall apply:

Lot Frontage (minimum): 24 m

R4-6 (Pt. Lot 33, Concession 1) Morrisburg (72-82 Carraway Crescent)

Notwithstanding the provisions of Section 5.4 (2) to the contrary, for the lands zoned R4-6, the following zone requirements shall apply:

Lot Frontage (minimum): 41 m
Yard Requirement (minimum):

Front 3 m

R4-7 (Pt. Lot 33, Concession 1) Morrisburg (84-90 Carraway Crescent)

Notwithstanding the provisions of Section 5.4 (2) to the contrary, for the lands zoned R4-7, the following zone requirements shall apply:

Lot Area (minimum): 554 m²

Lot Frontage (minimum): 13.4 m
Yard Requirements (minimum):

Front 7.3 m
Side 3 m
Rear 7.6 m

R4-8 (Pt. Lot 33, Concession 1) Morrisburg (92-102 Carraway Crescent)

Notwithstanding the provisions of Section 5.4 (2) to the contrary, for the lands zoned R4-8, the following zone requirement shall apply:

Yard Requirement (minimum):

Rear 7.6 m

R4-9 (Pt. Lot 33, Concession 1) Morrisburg (66 & 68 Carraway Crescent)

Notwithstanding the provisions of Section 5.4 (2) to the contrary, for the lands zoned R4-9, the following zone requirements shall apply:

Lot Area per dwelling unit (minimum): 230 m²
Lot Frontage per dwelling unit (minimum): 5.48 m

R4-10 (Pt. Lot 29, Concession `1) Morrisburg (Fifth Street)

Notwithstanding the provisions of Section 5.4 (2) to the contrary, for the lands zoned R4-10, the following zone requirements shall apply:

Lot Frontage (minimum): 23 m
Lot Coverage (maximum): 38%
Yard Requirements (minimum):

Side 1.5 m
Rear 6.5 m

R4-11 (Pt. Lot 30, Concession 5) Williamsburg

Notwithstanding the provisions of Section 5.4 (2) to the contrary, for the lands zoned R4-11, the following zone requirements shall apply:

Lot Area (minimum): 1530 m²
Lot Frontage (minimum): 34 m
Lot Coverage (maximum): 50%

R4-12 (Pt. Lot 31, Concession 5) Williamsburg

Notwithstanding the provisions of Section 5.4 (2) to the contrary, for the lands zoned R4-12, the following zone requirements shall apply:

Dwelling Unit Area (minimum): 45 m²

Yard Requirement (minimum):
Exterior Side 4.7 m

R4-13 (Pt. Lot 33, Concession `1) Registered Plan 83, Lots Pt. of 4 and 5, Morrisburg

Notwithstanding the provisions of Section 5.4(2) to the contrary, for the lands zoned R4-13, the following zone requirements shall apply:

Yard Requirements

Front 6 m
Rear 6 m
Side 2 m

R4-14 (Pt. Lots 31 & 32, Concession 5) Williamsburg

Notwithstanding the provisions of Section 5.4 (2) to the contrary, for the lands zoned R4-14, the following zone requirements shall apply:

Lot Area (minimum): 8000 m²
Lot Frontage (minimum): 15 m
Yard Requirements (minimum):
Front 0 m
Rear 6 m
Side 6 m

Dwelling Unit Area (minimum): 50 m²

(4) Holding Zones

(5) Temporary Zones

5.5 Residential Hamlet (RH) Zone**(1) Permitted Uses:**

Converted dwelling
Duplex dwelling
Single detached dwelling
Semi-detached dwelling
Accessory apartment
Church
Bed and Breakfast

(2) Zone Requirements - duplex dwelling or semi-detached dwelling:**(a) Lot Area (minimum):**

Lot serviced by private well and private sewage system: 6000 m²
Lot serviced by municipal water or by municipal sewers only: 2000 m²
Lot serviced by municipal water and municipal sanitary sewers: 550 m²

(b) Lot Frontage (minimum):

Lot serviced by private well and private sewage system: 50 m
Lot serviced by municipal water or by municipal sewers only: 30 m
Lot serviced by municipal water and municipal sanitary sewers: 20 m

(c) Front Yard Depth (minimum): 7.5 m**(d) Exterior Side Yard Width (minimum): 7.5 m****(e) Interior Side Yard Width (minimum): 2.4 m****(f) Rear Yard Depth (minimum): 7.5 m****(g) Dwelling Unit Area (minimum): 75.0 m²****(h) Building Height (maximum): 10.5 m****(i) Lot Coverage (maximum): 30%****(j) Dwelling Units Per Lot (maximum): 2****(3) Zone Requirements, All Other Permitted Uses:****(a) Lot Area (minimum):**

Lot serviced by private well and private sewage system: 3000 m²
Lot serviced by municipal water or by municipal sewers only: 1000 m²

Lot serviced by municipal water and municipal sanitary sewers: 450 m²

(b) Lot Frontage (minimum):

Lot serviced by private well and private sewage system: 40.0 m

Lot serviced by municipal water or by municipal sewers only: 30.0 m

Lot serviced by municipal water and municipal sanitary sewers: 20.0 m

(c) Front Yard Depth (minimum): 7.5 m

(d) Exterior Side Yard Width (minimum): 7.5 m

(e) Interior Side Yard Width (minimum): 2.4 m

(f) Rear Yard Depth (minimum): 7.5 m

(g) Dwelling Unit Area (minimum): 75.0 m²

(h) Building Height (maximum): 10.5 m

(i) Lot Coverage (maximum): 30%

(j) Dwellings Per Lot (maximum): 1

(4) Special Exception Zones

RH-1: (Pt. Lots 25, 26 and 27, Concession 1) Matilda

Notwithstanding the provisions of Section 5.5 (1) to the contrary, for the lands zoned RH-1, the following only use shall apply:

Single Detached Dwelling

RH-2 (Pt. Lot 18, Concession 5) Brinston

In addition to the permitted uses of Section 5.5 (1) for the lands zoned RH-2, the following uses shall also apply:

Bakery

Business service

Office

Personal service

Restaurant

Wholesale Establishment

RH-3 (Pt. Lot 20, Concession 1) Iroquois

Notwithstanding the provisions of Section 5.5 (2) to the contrary, for the lands zoned RH-3, the following zone requirements shall apply:

Single Detached Dwelling:

Lot Area (minimum): 900 m²
Lot Frontage (minimum): 22.5 m
Yard Requirements (minimum):

Front 6 m
Rear 8 m
Exterior Side 7 m
Interior Side 2 m

Building Height (maximum): 9 m
Lot Coverage: 15%
Floor Area (minimum): 75 m²
Dwellings per Lot (maximum): 1

Semi-Detached Dwelling and Duplex Dwelling:

Lot Area (minimum): 900 m²
Lot Frontage (minimum): 22.5 m
Yard Requirements (minimum):

Front 6 m
Rear 8 m
Exterior Side 6 m
Interior Side 2 m

Building Height (maximum): 10.7 m
Lot Coverage: 15%
Floor Area (minimum): 75 m²
Dwellings per Lot (maximum): 2

RH-4 (Pt. Lot 23, Concession 6) Williamsburg

Notwithstanding the provisions of Section 3.15 (a) to the contrary, for the lands zoned RH-4, the following provisions shall apply:

Not more than 75 m² of floor area in one accessory building is to be used as a Home Occupation.

RH-5 (Pt. Lot 30, Concession 5) Williamsburg

Notwithstanding the provisions of Section 5.5 (1) and (2) to the contrary, for the lands zoned RH-5, the following permitted uses and zone requirement shall apply:

Schools and other educational facilities
Single Family dwellings
Sectional and modular homes
Uses accessory to the foregoing

Lot Area (minimum): 1650 m²

RH-6 (Pt. Lot 24, Concession 7) Elma

In addition to the permitted uses of Section 5.5 (1) for the lands zoned RH-6, the following use shall also apply:

Automobile Sales

RH-7 (Pt. Lot 26, Concession 3) Williamsburg
(Pt. Lot 30, Concession 5) Williamsburg
(Pt. Lot 33, Concession 4) Matilda

In addition to the permitted uses of Section 5.5 (1) for the lands zoned RH-7, the following uses shall also apply:

Agricultural Equipment
Automobile Repairs

RH-8 (Pt. 32, Concession 8) Winchester Springs

In addition to the permitted uses of Section 5.5 (1) for the lands zoned RH-8, the following uses shall also apply:

Truck Parking and Servicing including washing as an accessory use to a dwelling

RH-9 (Pt. Lots 18 & 32, Concession 8) 12312 County Road 5

In addition to the permitted uses of Section 5.5 (1) for the lands zoned RH-9, the following uses shall also apply:

Iron Works as an accessory use

RH-10 (Pt. Lots 31 & 32, Concession 8) Winchester Springs

In addition to the permitted uses of Section 5.5 (1) for the lands zoned RH-10, the following uses shall also apply:

Feed Mill
Agricultural Supply Store
Vehicle Parking

RH-11 (Pt. Lot 31, Concession 3) Glen Becker

In addition to the permitted uses of Section 5.5 (1) for the lands zoned RH-11, the following uses shall also apply:

Welding fabrication, Equipment Sales and Rental
Commercial Garage and associated retail sales

Any yard abutting a Residential Zone shall maintain an interior side yard width of 2.4 metres of Landscaped Open Space.

RH-12 (Pt. Lot 31, Concession 5) Williamsburg

Notwithstanding the provisions of Section 5.5 (2) to the contrary, for the lands zoned RH-12, the following provision shall apply:

Dwellings per Lot (maximum): 5

RH-13 (Pt. Lot 18, Concession 1)

Notwithstanding the provisions of Section 5.5 (1) and (2) to the contrary, for the lands zoned RH-13, the following zone requirements shall apply:

An apartment dwelling is a permitted use

Lot Area (minimum): 5500 m²

Lot Frontage: 60 m

Yard Requirements (minimum):

Front 30 m

Rear 20 m

Side 4 m

Building Height (maximum): 10 m

Lot Coverage (maximum): 30%

Floor Area per Dwelling Unit (minimum): 70 m²

RH-14 (Pt. 15, Concession 1) Riverside Heights

In addition to the permitted uses of Section 5.5 (1) for the lands zoned RH-14, the following use shall also be permitted:

Five (5) Unit Apartment Dwelling

RH-15 (Pt. Lot 36, Concession 1) Mariatown

Notwithstanding the provisions of Section 4.4 (1) to the contrary, on the lands zoned RH-15, the following use shall also apply:

Contractor's yard

RH-16 (Pt. Lot 37, Concession 1) Martintown

Notwithstanding the provisions of Section 3.1 (a) to the contrary, an accessory building may be located 1.0 m from an interior side lot line and rear lot line.

RH-17 (Pt. Lot 30, Concession 5) Williamsburg

Notwithstanding the provisions of Section 5.5(2) (b) to the contrary, for the lands zoned RH-16, the following zone provisions shall apply:

Lot frontage (minimum) 7 m

(5) Holding Zones

(6) Temporary Zones

5.6 Residential Rural (RR) Zone**(1) Permitted Uses:**

Single detached dwelling

(2) Zone Requirements:

- (a) Lot Area (minimum): 4000 m²
- (b) Lot Frontage (minimum): 45 m
- (c) Front Yard Depth (minimum): 12 m
- (d) Exterior Side Yard Width (minimum): 12 m
- (e) Interior Side Yard Width (minimum): 6 m
- (f) Rear Yard Depth (minimum): 12 m
- (g) Building Height (maximum): 10.5 m
- (h) Lot Coverage (maximum): 15%
- (i) Dwelling Unit Area (minimum): 75 m²
- (j) Dwellings per Lot (maximum): 1

(3) Special Exception Zones:**RR-1** (Pt. Lot 33, Concession 1) Williamsburg

Notwithstanding the provisions of Section 5.6 (2) to the contrary, for the lands zoned RR-1, the following zone requirements shall apply:

Lot Area (minimum): 1108 m²
Lot Frontage (minimum): 23 m
Yard Requirements (minimum):

Front 6 m
Rear 6 m
Side 2 m

Building Height (maximum):

Primary 10 m
Accessory 4.5 m

Lot Coverage (maximum): 25%
Floor Area per Dwelling Unit (minimum): 75 m²
Dwelling Units per Lot (maximum): 1

RR-2 (Pt. Lot 13, Concession 1) Williamsburg

Notwithstanding the provisions of Section 5.6 (1) and (2) to the contrary, for the lands zoned RR-2, the following permitted uses and zone requirements shall apply:

Manufacturing of Boat Tops and Upholstering Business
Limited Open Storage

Lot Coverage (maximum): 30%
Building Height (maximum):

Accessory 6.5 m

Accessory Building Setbacks (minimum):

Rear Yard 4.5 m
Side Yard 5 m

(4) Holding Zones

(5) Temporary Zones

5.7 Residential Mobile Home (RMH) Zone**(1) Permitted Uses:**

Mobile home
Mobile home park
Mobile home park management office
Accessory dwelling
Accessory commercial uses

(2) Zone Requirements, Mobile Home Park:

- (a) Lot Area (minimum): 20,000 m²
- (b) Lot Frontage (minimum): 60 m
- (c) Front Yard Depth (minimum): 10.0 m
- (d) Exterior Side Yard Width (minimum): 10.0 m
- (e) Interior Side Yard Width (minimum): 3.0 m
- (f) Rear Yard Depth (minimum): 7.5 m
- (g) Building Height (maximum): 5.0 m
- (h) Lot Coverage for an Accessory Dwelling or Accessory Commercial Use (maximum): 525 m⁵

(3) Zone Requirements, Mobile Home Site:

- (a) Site Area (minimum): 465 m⁵
- (b) Site Frontage (minimum): 15 m
- (c) Front Yard Depth (minimum): 4 m
- (d) Exterior Side Yard Width (minimum): 7.5 m
- (e) Interior Side Yard Width (minimum): 3 m
- (f) Rear Yard Depth (minimum): 2 m
- (g) Building Height (maximum): 9 m
- (h) Site Coverage (maximum): 35%
- (i) Floor Area (minimum): 55 m²

- (j) Mobile Homes per Site (maximum): 1
- (k) Landscaped Open Space Per Site 33%

(4) Special Exception Zones:

RMH-1 (Pt. Lots 2 & 3, Concession 1) County Road 2, Morrisburg Park Inc.

Notwithstanding the provisions of Section 5.7 (2) & (3) to the contrary, for the lands zoned RMH-1, the following zone requirements shall apply:

Mobile Home Park:

Lot Area (minimum): 45,000 m²

Lot Frontage (minimum): 60 m

Number of Mobile Homes: (maximum) 8

Mobile Home Site:

Site Area (minimum) 2100 m²

Site Frontage (minimum) 4 m

Yard Requirements (minimum):

Front 7 m

Rear 3 m

Interior Side 2.5 m

Mobile Home per Site (maximum): 1

(5) Holding Zones

(6) Temporary Zones

5.8 Residential Waterfront (RW) Zone**(1) Permitted Uses:**

Single Detached Dwelling
Bed and Breakfast

(2) Zone Requirements

Lot Area (minimum): 3035 m²
Lot Frontage (minimum): 38 m
Yard Requirements (minimum):
Front 10 m
Rear 10 m
Exterior Side 10 m
Interior Side 3 m

Building Height (maximum): 12 m
Lot Coverage (maximum): 15%
Floor Area (minimum): 100 m²
Dwellings per Lot (maximum): 1

(3) Special Exceptions**RW-1** (Pt. Lot 6, Concession 1) Morrisburg

Notwithstanding the provisions of Section 5.8 (2) to the contrary, for the lands zoned RW-1, the following zone requirements shall apply:

Lot Area (minimum): 2500 m²
Lot Frontage (minimum): 7.5 m
Yard Requirements:

Front 6 m
Rear 6 m
Interior Side 1.2 m

Notwithstanding the provisions of Section 3.32 (b) Setbacks from Water, the lands zoned RW-1 shall locate all buildings or structures, including a sewage disposal system, with a minimum Water Setback of 11 m.

RW-2 (Pt. Lot 6, Concession 1) Morrisburg

Notwithstanding the provisions of Section 5.8 (2) to the contrary, for the lands zoned RW-2, the following zone requirements shall apply:

Lot Frontage (minimum): 30 m

Notwithstanding the provisions of Section 5.8 (2) to the contrary, for the lands zoned RW-2, the following zone requirements shall apply:

As per Ontario Municipal Board Decision/Order No. 1411 (PL040528), no building or structures shall be erected on Part 1 Plan 8R-3121 and furthermore, that no septic systems or tanks be installed on said Part 1 Plan 8R-3121.

RW-3 (Pt. Lot 1, Concession 1) Matilda

Notwithstanding the provisions of Section 5.8 (2) to the contrary, for the lands zoned RW-3, the following zone requirement shall apply:

Lot Area (minimum): 2900 m²

RW-4 (Pt. Lot 16, Concession 1) Matilda

Notwithstanding the provisions of Section 5.8 (2) to the contrary, for the lands zoned RW-4, the following zone requirements shall apply:

Lot Area (minimum): 768 m²
Lot Frontage (minimum): 0 m
Lot Coverage (maximum): 20%

RW-5 (Pt. Lot 16, Concession 1)

Notwithstanding the provisions of Section 5.8 (2) to the contrary, for the lands zoned RW-5, the following zone requirements shall apply:

Lot Area (minimum): 1618 m²
Lot Frontage (minimum): 38 m
Yard Requirements (minimum):

Front 7.5 m
Rear 6 m
Interior Side Yard 3 m

Lot Coverage (maximum): 20%

RW-6 (Pt. Lot 3, Concession 1) Matilda – 11885 Lakeshore Drive

Notwithstanding the provisions of Section 5.8 (2) to the contrary, for the lands zoned RW-6, the following zone requirements shall apply:

Interior Side: 2 m

RW-7 (Pt. Lots 14, 15 & 16, Concession 1)

Notwithstanding the provisions of Section 5.8 to the contrary, for the lands zoned RW-7 any new single detached dwelling must be subject to an Environmental Impact Study to the satisfaction of the Township prior to the issuance of a building permit.

(4) Holding Zones

(5) Temporary Zones

5.9 Residential Estate (RE) Zone**(1) Permitted Uses**

Single detached dwelling

(2) Zone Requirements

- (a) Lot Area (minimum): 8000 m²
- (b) Lot Frontage (minimum): 60 m
- (c) Yard Requirements (minimum):
 - Front 15 m
 - Rear 15 m
 - Exterior Side 15 m
 - Interior Side 6 m
- (d) Building Height (maximum): 9 m
- (e) Lot Coverage (maximum): 15%
- (f) Floor Area (minimum): 130 m²
- (g) Dwellings per Lot (maximum): 1

(3) Special Exception Zones**(4) Holding Zones****(5) Temporary Zones**

5.10 Additional Provisions for All Residential Zones**(1) Distance Between Buildings**

Where more than one (1) apartment building is erected on the same lot or parcel of land, the distance between buildings shall be not less than the average height of the buildings except that where the buildings are at right angles or at an angle of not less than 70⁰, then the distance between the closest points of the buildings may be reduced to 6.0 m or one-half the average height of the buildings, whichever is greater.

(2) Rooming and Boarding Houses

Rooming and Boarding Houses shall not have more than four (4) roomers or boarders per dwelling unit.

(3) Other General Provisions

Other general provisions shall be in accordance with Section 3 of this By-law.