

SECTION 12 RESIDENTIAL MULTIPLE SECOND DENSITY (RM2) ZONE

(1) SCOPE

The provisions of this Section shall apply in all Residential Multiple Second Density (RM2) Zones except as otherwise provided in the Special Provisions subsection of this Section.

(2) USES PERMITTED

No person shall within any RM2 Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following RM2 uses, namely:

- (a) an accessory use;
- (b) a home occupation;
- (c) a multiple dwelling;
- (d) a public use;
- (e) any use permitted in an RM1 Zone.

(3) ZONE REQUIREMENTS

No person shall within any RM2 Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions.

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|-----|--|--------------------|
| (a) | LOT AREA (MINIMUM) | 900 m ² |
| (b) | LOT FRONTAGE (MINIMUM) | 30.0 m |
| (c) | FRONT YARD DEPTH (MINIMUM) | 6.0 m |
| (d) | INTERIOR SIDE YARD WIDTH (MINIMUM) | 3.0 m |
| | or half the height of the building, whichever is greater | |
| (e) | EXTERIOR SIDE YARD WIDTH (MINIMUM) | 6.0 m |
| | Or half the height of the building, whichever is greater | |
| (f) | REAR YARD DEPTH (MINIMUM) | 6.0 m |
| | Or half the height of the building, whichever is greater | |
| (g) | LOT COVERAGE (MAXIMUM) | 40% |
| | including parking structures | |
| (h) | LANDSCAPED OPEN SPACE (MINIMUM) | 30% |
| (i) | HEIGHT (MAXIMUM) | 22.0 m |
| (j) | PRIVACY YARDS (MINIMUM) | 6.0 m |

A privacy zone shall be provided adjoining each exterior wall of every dwelling unit that contains habitable room windows.

- (k) Accessory Uses, Parking, Home Occupation, etc. in accordance with the provisions of Section 3 hereof.

(4) SPECIAL PROVISIONS

- (a) RM2-1

Not in use as of this consolidation.

- (b) RM2-2

Not in use as of this consolidation.

- (c) RM2-3 (APARTMENT BUILDING - 201 ELK STREET)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated RM2-3 on Schedule "A" hereto, the minimum lot frontage requirement shall be 22.86 metres (75 ft.), the minimum interior side yard requirement shall be 7.0 metres (23 ft.) on one side and 3.6 metres (11.8 ft.) on the other, and the minimum privacy yard requirement shall be 3.6 metres (11.8 ft.).

- (d) RM2-4 (SENIOR CITIZEN APARTMENT)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated RM2-4 on Schedule "A" hereto, a senior citizen apartment shall be a permitted use in addition to any use permitted in an RM2 Zone.

- (e) RM2-5 (101 SPRUCE STREET WEST)

Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM2-5 on Schedule "A" hereto, the permitted uses shall include professional offices within an existing building and all use permitted in the Residential Multiple Second Density (RM2) Zone.