

# Zoning Information

## 3408 County Road 1, Prince Edward County



Public GIS Viewer



RU2 – Rural Residential Zone

# **COUNTY OF PRINCE EDWARD**

## **COMPREHENSIVE ZONING**

### **BY-LAW NO. 1816-2006**

**Updated October 2022**

**October 23, 2006**

## **SECTION 8 RURAL 2 (RU2) ZONE**

No person shall within any Rural 2 (RU2) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

### **8.1 PERMITTED RESIDENTIAL USES**

- 8.1.1** one single detached dwelling
- 8.1.2** home business
- 8.1.3** rural home business
- 8.1.4** private home day care
- 8.1.5** bed and breakfast establishment
- 8.1.6** group home
- 8.1.7** uses, buildings and structures accessory to the foregoing permitted uses
- 8.1.8** accessory farm accommodation
- 8.1.9** one second unit or one garden suite

### **8.2 PERMITTED NON-RESIDENTIAL USES**

- 8.2.1** agriculture
- 8.2.2** commercial greenhouses
- 8.2.3** conservation area including passive outdoor recreation activities, nature study and wildlife areas, or other similar use as provides for the preservation of the natural environment
- 8.2.4** equestrian centre
- 8.2.5** farm
- 8.2.6** farm produce outlet
- 8.2.7** forestry and reforestation
- 8.2.8** garden nursery sales and supply establishment
- 8.2.9** kennel

- 8.2.10** wayside pit and wayside quarry, in accordance with provisions of Section 4.21 of this By-law
- 8.2.11** maximum of two windmills in accordance with the provisions of Section 4.33 of this By-law
- 8.2.12** outdoor furnace in accordance with the provisions of Section 4.32 of this By-law
- 8.2.13** public uses or utilities in accordance with the provisions of Section 4.23 of this By-law
- 8.2.14** uses, buildings and structures accessory to the foregoing permitted non-residential uses
- 8.2.15** farm winery (**Amending By-law No. 2433-2009**)
- 8.2.16** mobile restaurant (**Amending By-law No. 3064-2012**)

### **8.3 REGULATIONS FOR PERMITTED USES**

- |               |  |                |
|---------------|--|----------------|
| <b>8.3.1</b>  | Minimum Lot Area                                     | 20 ha (50 ac.) |
| <b>8.3.2</b>  | Minimum Lot Frontage                                 | 75 m (250 ft.) |
| <b>8.3.3</b>  | Minimum Front Yard                                   | 15 m (50 ft.)  |
| <b>8.3.4</b>  | Minimum Exterior Side Yard                           | 15 m (50 ft.)  |
| <b>8.3.5</b>  | Minimum Interior Side Yard                           | 7.5 m (25 ft.) |
| <b>8.3.6</b>  | Minimum Rear Yard                                    | 15 m (50 ft.)  |
| <b>8.3.7</b>  | Maximum Lot Coverage (all buildings and structures)  | 10 %           |
| <b>8.3.8</b>  | Minimum Landscaped Open Space                        | 30 %           |
| <b>8.3.9</b>  | Maximum Height of Buildings                          | 10 m (33 ft.)  |
| <b>8.3.10</b> | Maximum Number of Dwelling Units Per Lot             | 2              |
| <b>8.3.11</b> | Maximum Number of Accessory Farm Accommodation Units | 2              |

#### **8.4 GENERAL PROVISIONS AND PARKING, DRIVEWAY AND LOADING PROVISIONS**

All provisions of Section 4, General Provisions and Section 5, Parking, Driveway and Loading Provisions,, of this By-law where applicable to the use of any land, building or structure permitted within the Rural 2 (RU2) Zone and any special zone thereunder, shall apply and be complied with.

#### **8.5 SPECIAL RURAL 2 (RU2) ZONES**

Except as specifically exempted or varied with the following special zones, all other requirements of this By-law shall apply.

##### **8.5.1 RU2-1 Zone (Part of Lot 9, Concession I, South Side East Lake, Ward of Athol)**

Notwithstanding any provisions of this By-law to the contrary, within the RU2-1 Zone, the following provisions shall apply:

- i. The frame barn existing on the date of passing of this by-law shall only be used for dry storage, and at no time shall it be used for the purpose of housing livestock.

##### **8.5.2 RU2-2 Zone (Part of Lot 19, Concession 3, Ward of Hillier)**

Notwithstanding any provisions of this By-law to the contrary, within the RU2-2 Zone, the following provisions shall apply:

- i. Minimum lot area 19 ha (46.9 ac.)
- ii. Minimum lot frontage (Station Rd.) 100 m (328 ft.)
- iii. Minimum front yard 235 m (771 ft.)
- iv. Minimum interior side yard 35 m (114.8 ft.)
- v. Minimum exterior side yard 44 m (144.4 ft.)
- vi. Any new barn or addition to an existing barn located on a farm or a specialized farm shall be constructed in accordance with Minimum Distance Separation requirements but in no case shall a barn or an addition to a barn be constructed closer than 176 m (577.4 ft.) to a dwelling on an adjacent lot.
- vii. Lands within the Environmental Protection (EP) Zone on the same lot may be used in the calculation of lot area and lot frontage.

##### **8.5.3 RU2-3 Zone (Part of Lot 66, Concession 5 Ward of Hillier)**

Notwithstanding any provisions of this By-law to the contrary, within the RU2-3 Zone, the following provisions shall apply:

- i. Residential uses shall be prohibited.
- ii. Minimum lot area 16.5 ha (40.7 ac.)