

Zoning Information

348 Fullerton Avenue, Ottawa



R2F - Residential Zone



R2 - Residential Second Density Zone (Sections 157 and 158)

Purpose of the Zone

The purpose of the R2- Residential Second Density Zone is to:

- (1) restrict the building form to detached and two principal unit buildings in areas designated as **General Urban Area** in the Official Plan;
- (2) allow a number of other residential uses to provide additional housing choices within the second density residential areas;
- (3) permit ancillary uses to the principal residential use to allow residents to work at home;
- (4) regulate development in a manner that is compatible with existing land use patterns so that the detached and two principle dwelling, residential character of a neighbourhood is maintained or enhanced; and
- (5) permit different development standards, identified in the Z subzone, primarily for areas designated as **Developing Communities**, which promote efficient land use and compact form while showcasing newer design approaches.

Section 157

In the R2 Zone:

Permitted Uses

- (1) The following uses are permitted uses subject to:
 - (a) The provisions of subsection 157 (3) to (12);
 - (b) a maximum of three guest bedrooms in a bed and breakfast;
 - (c) a maximum of ten residents is permitted in a group home; and
 - (d) a maximum of ten residents is permitted in a retirement home, converted.
 - bed and breakfast**, see *Part 5, Section 121*
 - detached dwelling**
 - diplomatic mission**, see *Part 3, Section 88*
 - duplex dwelling**, see *Part 5, Section 138*(By-law 2010-307)
 - group home**, see *Part 5, Section 125*
 - home-based business**, see *Part 5, Section 127*
 - home-based daycare**, see *Part 5, Section 129*
 - linked-detached dwelling** , see *Part 5, Section 138* (By-law 2010-307)
 - park**
 - retirement home, converted** see *Part 5, Section 122*
 - secondary dwelling unit**,see *Part 5, Section 133*
 - semi-detached dwelling**, see *Part 5, Section 138* (By-law 2010-307)
 - urban agriculture**, see *Part 3, Section 82* (By-law 2017-148)

Conditional Permitted Uses

- (2) The following conditional use is also permitted in the R2 zone, subject to the following:
 - (a) it is located on a lot fronting on and having direct vehicular access to an Arterial or Major Collector Road, such roads which are indicated on Schedule 3 – Urban Road Network; and
 - (i) Where there is no secondary dwelling unit, a maximum of seven rooming units is permitted;

- (ii) Where there is a secondary dwelling unit, a maximum of six rooming units is permitted. (By-law 2018-206)
rooming house see *Section 122* (By-law 2018-206)

Zone Provisions

- (3) The zone provisions are set out in Table 158A and 158B.
- (4) A diplomatic mission and a group home that is not a prohibited use listed in Column II of Table 158A is subject to the subzone provisions for a detached dwelling.
- (5) A park is not subject to the provisions of Table 158A, however any development will be subject to the subzone provisions for a detached dwelling. (By-law 2016-131)
- (6) Conversions to alter an existing residential use building to create another listed permitted use are subject to the provisions of *Part 5, Section 122 - Conversions*.
- (7) Minimum lot width, lot area and parking requirements for linked-detached dwelling and semi-detached dwelling shall apply to each portion of a lot on which each individual dwelling unit is located, whether or not that parcel is to be severed.

Alternative Setbacks for Urban Areas (OMB Order File N^o: PL150797, issued July 25, 2016 - By-law 2015-228)

- (8) For regulations affecting yard setbacks applicable to urban residential lots located within Schedule 342, see Part V, Section 144 – Alternative Yard Setbacks affecting R1-R4-zoned Residential Lots within the Greenbelt. (By-law 2020-289)
- (9)
- (a) Minimum lot area for long semi-detached dwelling applies to the whole of the dwelling and not to each dwelling unit.
- (b) Minimum lot width for a long semi-detached dwelling applies to the whole of the dwelling, unless the dwelling units are severed in a flag lot configuration. See *Part V, Section 145 – Long Semi-detached Dwellings for other regulations*. (By-law 2020-289)

Other Zone Provisions (OMB Order File N^o: PL150797, issued July 25, 2016 - By-law 2015-228)

- (10) For other applicable provisions, see Part 2 – General Provisions, Part 3 – Specific Use Provisions, Part 4 – Parking, Queuing and Loading Provisions and Part 5 Residential Provisions.
- (11) Where the “-c” suffix is shown in the zone code, Section 141 also applies. (By-law 2015-197)

Section 158 - R2 Subzones

In the R2 Zone, the following subzones and provisions apply such that:

- (12)
- (a) Column I lists the subzone character;
- (b) Column II lists the uses from Section 157(1) and (2) that are prohibited uses;
- (c) Column III identifies the principal permitted dwelling types in order to differentiate in Columns III to XI the required zone provisions applying to the dwelling types;
- (d) Columns IV through X inclusive, establish required zone provisions applying to development in each subzone;
- (e) Column XI lists the reference number of additional provisions applying in each subzone. The additional provisions themselves are provided in Table 158B. Where an additional provision applies, the corresponding provision specified in Table 158B takes ultimate precedence over any provision provided in Table 158A;

(f) Where a superscript number occurs in Table 158A – eg.: 600¹, the superscript number 1 refers to a number in Column I of Table 158B which sets out an additional provision;

(g) Where “na” appears, it means that the associated provision is not applicable; and

(h) Where “varies” appears, the associated provision is referenced and provided as an additional provision.


The columns in this table – I to XI can be viewed by using the scroll bar at the bottom of the table or viewing the [PDF version](#)  (link is external) to ensure accuracy.

Table 158A – R2 Subzone provisions (OMB Order File No: PL150797, issued July 25, 2016 - By-law 2015-228) (By-law 2020-288)

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)
A	None	Detached Linked- detached	20	600 ¹	11	6
		Long Semi	10	300	11	6
		Duplex	21 ²	630 ³	11	6
		Semi-Detached	10.5 ⁴	315 ⁵	11	6
B	Duplex	Detached, Linked- detached	18	540	11	6
		Long Semi	10	300	11	6
		Semi-detached	10.5	315	11	6
C	Duplex	Detached, Linked- detached	15	450	11	4.5
		Long Semi	10	300	11	4.5
		Semi-detached	9	270	11	4.5
D	None	Detached, Duplex, Linked- detached	15	450	8.5	3
		Long Semi	10	300	8.5	3
		Semi-detached	9	270	8.5	3
E	None	Detached, Duplex Linked- detached	15	450	8.5	3
		Long Semi	10	300	8.5	3
		Semi-detached	7.5	225	8.5	3

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)
F	None	Detached, Duplex, Linked-detached	15	450	8	6
		Long Semi	10	300	8	6
		Semi-detached	9	270	8	6
G	None	Detached, Duplex, Linked-detached	15	450	8	6
		Long Semi	10	300	8	6
		Semi-detached	7.5	225	8	6
H	None	Detached, Duplex, Linked-detached	15	440	8	6
		Long Semi	10	300	8	6
		Semi-detached	9	270	8	6
I	None	Detached, Duplex, Linked-detached	12	360	8.5	3
		Long Semi	10	300	8.5	3
		Semi-detached	6	180	8.5	3
J	None	Detached, Duplex, Linked-detached	12	360	8	6
		Long Semi	10	300	8	6
		Semi-Detached	6	180	8	6

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)
K	Duplex	Detached Linked- detached	10.5	315	9.5	4.5
		Long Semi	10	315	9.5	4.5
		Semi-detached	10.5	315	9.5	4.5
L	None	Detached Linked- detached	10	275	Schedule 342, Area A is 8.5; all other cases 9.5	4.5
		Long Semi	10	275	Schedule 342, Area A is 8.5; all other cases 9.5	4.5
		Semi-detached	6	165	Schedule 342, Area A is 8.5; all other cases 9.5	4.5
		Duplex	12	330	Schedule 342, Area A is 8.5; all other cases 9.5	4.5
M	Duplex	Detached, Linked- detached	9.5	285	Schedule 342, Area A is 8.5; all other cases 9.5	4.5 ⁹
		Long Semi	10	300	Schedule 342, Area A is 8.5; all other cases 9.5	4.5 ⁹
		Semi-detached	7.5	225	Schedule 342, Area A is 8.5; all other cases 9.5	4.5 ⁹
N	None	Detached, Duplex, Linked- detached	9	270	Schedule 342, Area A is 8.5; all other cases 11	5
		Long Semi	10	300	Schedule 342, Area A is 8.5; all other cases 11	5
		Semi-detached	9	270	Schedule 342, Area A is 8.5; all other cases 11	5
O	Duplex	Detached Linked- detached	9	270	11	4.5
		Long Semi	10	300	11	4.5
		Semi-detached	7.5	225	11	4.5

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)
P	Duplex	Detached, Linked-detached	9	270	11	4
		Long Semi	10	300	11	4
		Semi-detached	8	240	11	4
Q	None	Detached, Duplex, Linked-detached	9	270	8.5	3
		Long Semi	10	300	8.5	3
		Semi-detached	6	180	8.5	3
R	None	Detached, Duplex, Linked-detached	9	270	8.5	3
		Long Semi	10	300	8.5	3
		Semi-detached	6	135	8.5	3
S	None	Detached, Duplex, Linked-detached	9	270	8	6
		Long Semi	10	300	8	6
		Semi-detached	6	180	8	6
T	None	Detached, Duplex, Linked-detached	7.5	195	8.5	3
		Long Semi	10	300	8.5	3
		Semi-detached	6	180	8.5	3

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)
U	None	Detached, Duplex, Linked-detached	7.5	195	8	3
		Long Semi	10	300	8	3
		Semi-detached	6	180	8	3
V (By-law 2013-205)		Detached	9	240	9.5	3 ⁷
		Long Semi	10	260	9.5	3 ⁷
		Semi-Detached	7	190	9.5	3 ⁷
Z	None	Duplex	14	380	11	3 ⁷
		Detached	9	240	11	3 ⁷
		Long Semi	10	260	11	3 ⁷
		Semi-detached	7	190	11	3 ⁷

(2) In the R2 Subzones, the following additional zoning provisions as denoted by endnotes apply:

This table is not properly displaying numerals with superscript. Please use the [PDF version](#)  (link is external) to ensure accuracy.

Table 158B – Additional zoning provisions (By-law 2020-288)

I Endnote Number	II Additional Zoning Provisions
1	Minimum lot area is 600 m ² when served by a public water supply and a public sanitary sewer and 690 m ² when serviced by public water supply or a sanitary sewer only.
2	Minimum lot frontage is 21 m when served by a public water supply and a public sanitary sewer and 26 m when served by public water supply or a sanitary sewer only.
3	Minimum lot area is 645 m ² when served by a public water supply and a public sanitary sewer and 920 m ² when serviced by public water supply or a sanitary sewer only.

I Endnote Number	II Additional Zoning Provisions	
4	Minimum lot frontage is 10.5 m per dwelling unit or oversize dwelling unit when served by a public water supply and a public sanitary sewer and 15 m per dwelling unit or oversize dwelling unit when serviced by public water supply or a sanitary sewer only. (By-law 2018-206)	
5	Minimum lot area per dwelling unit or oversize dwelling unit is 320 m ² when served by a public water supply and a public sanitary sewer and 500 m ² per dwelling unit or oversize dwelling unit when serviced by public water supply or a sanitary sewer only. (By-law 2018-206)	
6	For lots located within S. 342 and whose rear lot line abuts an R1, R2, R3 or R4 zone, see Part V, Section 144 – Alternative Yard Setbacks for Low-rise Dwellings in the Greenbelt. In all other cases the minimum rear yard setback is 25% of the lot depth which must comprise at least 25% of the area of the lot, however it may not be less than 6.0 m and need not exceed 7.5 m, except on lots with depths of 15 metres or less, in which case the minimum rear yard setback is 4 m. (By-law 2022-103)	
7	For lots located outside of Schedule 342, the minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 6.2 m. No portion of a private garage or carport shall be located more than 2.5 m closer to a street lot line than the closer of:	
	(i)	a building front wall or side wall, or
	(ii)	a covered porch or veranda that is at least 2.5 m wide.
	For lots inside Schedule 342, see Part V, Section 144 – Alternative Yard Setbacks for Low-Rise Residential Uses. (By-law 2020-288)	
8	Access to a lot by means of a rear lane is permitted, provided the rear lane is a minimum of 8.5 metres wide. Where access is via the rear lane, the minimum rear yard setback may be reduced to 1.0 metre, and in no case may the width of the garage, carport or driveway exceed 50% of the width of the rear lot line. (By-law 2020-288)	
9	For those lots located outside of Schedule 342, the following applies: Despite the definition of “front lot line”, in the case of a corner lot, the definition does not apply where the location of a front lot line has been decided upon pursuant to the definition of “lot line front” of the former City of Nepean By-law No.100-2000 that stated “Lot Line Front shall mean the line that divides a lot from the street. (By-law 2020-288)	