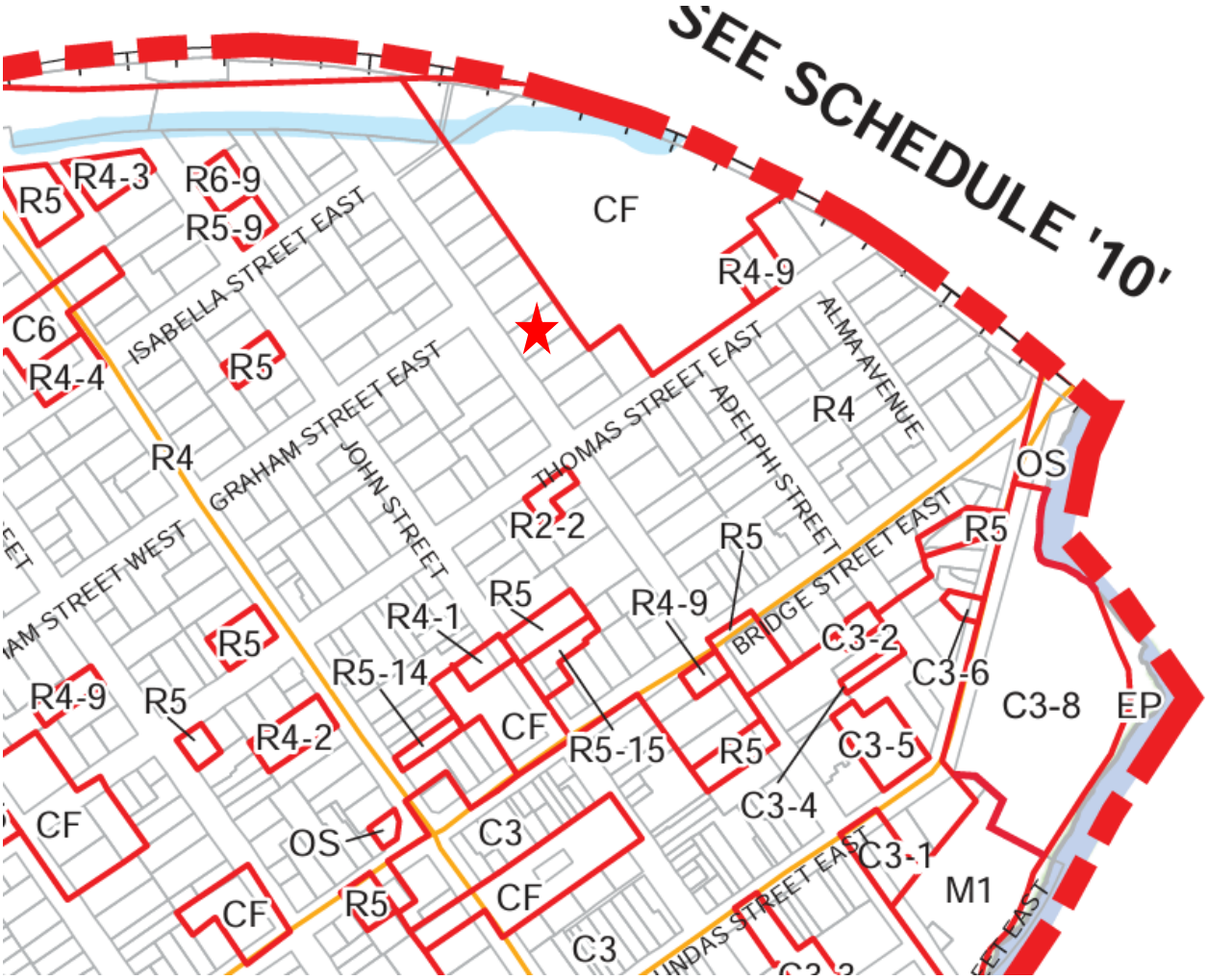
# Zoning Map

## 209 East St, Napanee




R4 – Residential Type 4

(By-law No. 08-09)

## 5.15 RESIDENTIAL TYPE 4 (R4) ZONE

No person shall within any Residential Type 4 (R4) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

### 5.15.1 Uses Permitted

**a) Residential Uses**

- Single detached dwelling house.
- Semi-detached dwelling house;
- Duplex dwelling house;
- Existing converted dwelling house;
- Group Home;
- Special Care Facility, excluding Corrections Residence and Detoxification Centre or Warming/Cooling Centres;
- Transitional Housing Unit;
- Home Occupation.

(By-law No. 2016-0049)

**b) Non-Residential Uses**

- Park;
- Public use in accordance with the General Provisions of this By-law.

**c) Accessory Uses**

Uses, buildings and structures accessory to any of the permitted uses in accordance with the General Provisions of this By-law.

### 5.15.2 Provisions for Single Detached Dwellings

a) Lot Area (minimum) ..... 370 square metres

b) Lot Frontage (minimum) ..... 12 metres

c) Yards:

i) Front Yard (minimum) ..... 6 metres
ii) Exterior Side Yard (minimum) ..... 6 metres
iii) Interior Side Yard (minimum) ..... 1.2 metres
(By-law No. 03-61) (By-law No. 06-53)
iv) Rear yard (minimum) ..... 7.5 metres

d) Dwelling Unit Area (minimum) ..... 90 sq. metres

e) Landscaped Open Space (minimum) ..... 30 percent

f) Lot Coverage (maximum) ..... 35 percent

g) Setback from Street Centreline:
- In accordance with the General Provisions of this By-law.

h) Number of Dwelling Houses per Lot..... 1

i) Height of Building (maximum) .....10 metres

j) Garage or Carport:

i) Setback from Front Lot Line (minimum).....6 metres
ii) Where the garage or carport contains the opening for vehicular access from a lot line other than the front lot line, the setback shall be a minimum of 6.0 metres from the lot line that the driveway crosses to access the attached garage or carport, and
iii) The wall of the attached garage or carport facing the public street shall not be located more than 2.0 metres closer to the front lot line than the dwelling house.

(By-law No. 03-61)

**5.15.3 Zone Provisions for Linked Dwelling**

(By-law No. 03-61)
(Repealed by By-law No. 2016-0049)

**5.15.4 Provisions for Semi-Detached and Duplex Dwellings**

a) Lot Area (minimum):
i) Semi-detached dwelling house .....550 sq. metres per dwelling house
ii) Semi-detached dwelling unit.....270 sq. metres per dwelling unit
iii) Duplex dwelling house ..... 550 sq. metres

b) Lot Frontage (minimum):
i) Semi-detached dwelling house ..... 18 metres per dwelling house
ii) Semi-detached dwelling unit..... 8.5 metres per dwelling unit
iii) Duplex dwelling house. ..... 18 metres

c) Yards:
i) Front Yard (minimum)…..... 6.0 metres
ii) Exterior Side Yard (minimum).....6.0 metres
iii) Interior Side Yard (minimum):

Semi-detached dwelling house:

3 metres for the side that is not attached provided that where a garage or carport is attached to or is within the main building, the minimum width of the interior side yard shall be 1.2 metres plus 0.6 metres for each additional or partial storey above the first.

Duplex dwelling house:

metres on one side and 1.8 metres on the other side where there is no attached private garage or carport, plus 0.6 metres on the narrow side for each additional or partial storey above the second. Where a garage or carport is attached to or is within the main building, or the lot is a corner lot, the minimum width of the interior side yard shall be 1.8 metres plus 0.6 metres for each additional or partial storey above the second.

iv) Rear Yard (minimum) .....7.5 metres

d) Landscaped Open Space..... 30 percent

e) Lot Coverage (maximum)..... 35 percent

f) Setback from Street Centreline:
- In accordance with the General Provisions of this By-law.

g) Number of Dwelling Houses per Lot (maximum)..... 1

h) Number of Dwelling Units per Lot (maximum).....2

i) Height of Building (maximum) .....10 metres

j) Garage or Carport:

i) Setback from Front Lot Line (minimum).....6 metres
ii) Where the garage or carport contains the opening for vehicular access from a lot line other than the front lot line, the setback shall be a minimum of 6.0 metres from the lot line that the driveway crosses to access the attached garage or carport, and
iii) The wall of the attached garage or carport facing the public street shall not be located more than 2.0 metres closer to the front lot line than the dwelling house.

(By-law No. 03-61)(By-law No. 2020-0016)

**5.15.5 General Provisions**

All provisions of Section 4, General Provisions, of this By-law.

**5.15.6 Exception Provisions - Residential Type 4 (R4) Zone**

**5.15.6.1 Residential Type 4 Exception One (R4-1) Zone**
(164 John Street, in the Geographic Town of Napanee)

Within the R4-1 Zone the uses permitted include an office on the main or first floor provided:

a) Residential uses are restricted to one (1) dwelling unit.
b) The zone provisions for a duplex dwelling house apply.
c) Office Parking (minimum)..... 1 space
d) Loading Spaces (minimum)..... 0

**5.15.6.2 Residential Type 4 Exception Two (R4-2) Zone**
(174 Centre Street North, in the Geographic Town of Napanee)

Within the R4-2 Zone the existing residence may also be used to accommodate a home for Domestic Assault victims.

**5.15.6.3 Residential Type 4 Exception Three (R4-3) Zone**

(28 John Street, described as Part 1 of Plan of Survey 29R-2741, in the Geographic Town of Napanee)

Within the R4-3 Zone the uses permitted are restricted to:

- a tavern, and
- public uses in accordance with the General Provisions of this By-law.

The tavern is:

- restricted to the building and associated yards at the date of by-law adoption, and
- the provisions which apply to the tavern use are the same as for an eating establishment.

(By-law No. 03-61)

**5.15.6.4 Residential Type 4 Exception Four (R4-4) Zone**

(258 Centre Street, in the Geographic Town of Napanee)

Within the R4-4 Zone, the following provisions apply:

i) Uses permitted are restricted to:
- a single detached dwelling house,
- group home;
- home occupation;
- public use;
- medical clinic;
- Special Care Facility excluding Corrections Residence or Detoxification Centre or Warming/Cooling Centres;
- Transitional Housing Unit.

(By-law No. 2016-0049)(By-law No. 2020-0016)

ii) Medical Clinic Limitations:
- Within the R4-4 zone the medical clinic is restricted to four (4) practitioners plus staff and excludes a coffee shop, x-ray and minor operating rooms.

(By-law No. 04-34)

**5.15.6.5 Residential Type 4 Exception Five (R4-5) Zone**

(Bridge and Robinson Streets (southwest corner), in the Geographic Town of Napanee)

Within the R4-5 Zone the uses permitted include the catering for special occasions, luncheons, receptions, and ancillary office use, provided:

a) The catering and ancillary office use are restricted to the ground floor (main floor) of the dwelling; and

b) Parking is restricted to the exterior side and rear yard and shall be no closer than one (1) metre to any lot line, and 1.5 metres to any lot line abutting a residential use.

**5.15.6.6 Residential Type 4 Exception Six (R4-6) Zone**

(Part of Lot 16, Concession 1, in the Geographic Township of Richmond)

Within the R4-6 Zone the following provisions apply:

Single Unit Dwelling House:

a) Lot Area (minimum) ..... 440 sq. metres
b) Lot Frontage (minimum) ..... 13.7 metres
c) Yards (minimum):
   Front ..... 8 metres
   Exterior Side ..... 6 metres
d) Environmental Protection Zone Setback (minimum) ..... 10 metres
e) Lot Coverage (maximum) ..... 38%
f) Uncovered decks are permitted to exceed the maximum lot coverage by up to 5%.

(By-law 2016-0049)

**5.15.6.7 Residential Type 4 Exception Seven (R4-7) Zone**

(Part of Lot 16, Concession 1, in the Geographic Township of Richmond)

Within the R4-7 Zone, the following provisions apply:

Semi Detached Dwelling:

a) Lot Area (minimum):
   - Semi detached dwelling house ..... 650 sq. metres
   - Semi detached dwelling unit ..... 320 sq. metres
b) Lot Frontage (minimum):
   - Semi detached dwelling house ..... 27.4 metres
   - Semi detached dwelling unit ..... 13.4 metres
c) Environmental Protection Zone Setback (minimum) ..... 10 metres

Single Detached Dwelling:

a) Lot Coverage (maximum) ..... 38%
b) Uncovered decks are permitted to exceed the maximum lot coverage by up to 5%

(By-law 2016-0049)

**5.15.6.8 Residential Type 4 Exception Eight (R4-8) Zone**

(117 123 Dundas Street, in the Geographic Town of Napanee)

Within the R4-8 Zone, the uses permitted include:

- funeral home;
- accessory dwelling unit to a funeral home;
- accessory structures for the storage of vehicles and equipment for the funeral home.

- Interior side yard between properties within the R4-8 Zone..... 0
- Rear yard between properties within the R4-8 Zone ..... 0

(By-law No. 2016-0049)

**5.15.6.9 Residential Type Four Exception Nine (R4-9) Zone - Offices of Medical Professionals**

Within the R4-9 Zone, the premises may be used for the offices of a medical professional such as a doctor, dentist, osteopath, optometrist, occupational therapist, or drugless practitioner**.**

**5.15.6.10 Residential Type 4 Exception Ten (R4-10) Zone**

Within the R4-10 Zone, the following provisions apply:

Single detached dwelling house

(By-law No. 2016-0049)

a) Front Yard (minimum).....3.5 metres
b) Front Yard (maximum)..... 8.5. metres
c) Exterior Side Yard (minimum) .....3.5 metres
d) The minimum lot frontage requirement shall be calculated at the minimum front yard depth of 6 metres.

Semi detached dwelling house and duplex dwelling house

a) Front Yard (minimum).....3.5 metres
b) Front Yard (maximum)..... 8.5. metres
c) Exterior Side Yard (minimum) .....3.5 metres
d) The minimum lot frontage requirement shall be calculated at the minimum front yard depth of 6 metres.

**5.15.6.11 Residential Type Four Exception Eleven (R4-11) Zone**
(Part of Lot 22, Consession 3, Camden Road, in the Geographic Town of Napanee)

Within the R4-11 Zone the following additional use is permitted:

i) Permitted Additional Use
- a fourplex dwelling house provided the provisions contained herein are complied with:

ii) Fourplex Provisions
- Lot area (minimum) ..... 1900 square metres
- Lot frontage (minimum) .....46 metres
- The lands zoned R4-11 shall be treated as a single lot for zoning purposes with respect to the use of the lands for a quadruplex dwelling house.
- Subject to the provision below, all other provisions of the R5 zone shall apply.

iii) Prohibition of buildings or structures.
- No building or structure shall be constructed on lands described as Part 4 on Plan of Survey numbered Plan 29R-7402 as deposited in the Land Registry Office for the County of Lennox and Addington.

(By-law No. 03-61)

**5.15.6.12 Residential Type 4 Exception Twelve (R4-12) Zone**

(148 Thomas Street West, Lot 34, Registered Plan 82, in the Geographic Town of Napanee)

Within the R4-12 Zone, the following provisions apply:

i.) Residential Uses include a triplex

ii.) Triplex Dwelling House Provisions

- Lot area (minimum)…..... 740 sq. metres
- Lot frontage (minimum)… .....20 metres
- Yards
  - Front Yard (minimum) .....7.5 metres
  - Interior Side Yard (minimum):
    - 5 metres on one side, and 1.8 metres on the other side where there is not attached garage or carport, plus 0.6 metres on the narrow side for each additional or partial storey above the second, provided that where a garage or carport is attached to or is within the main building, or the lot is a corner lot, the minimum width of the interior side yard shall be 1.8 metres plus 0.6 metres for each additional or partial storey above the second.
    - Deficiencies to the existing interior side yard on the date of adoption of this By-law shall not be further reduced.
  - Rear Yard (minimum) .....7.5 metres
- Dwelling Unit area (minimum) .....66 square metres per dwelling unit
- Landscaped Open Space (minimum)..... 30 percent
- Lot Coverage (maximum) ..... 35 percent
- Setback from Street Centreline:
  - In accordance with the General Provisions of this By-law.
- Number of Dwelling Houses Per Lot (maximum) ..... 1
- Number of Dwelling Units Per Lot (maximum)..... 3
- Height of Building (maximum) .....10 metres

Garage or Carport:

i) Setback from Front Lot Line (minimum).....6 metres
ii) Where the garage or carport contains the opening for vehicular access from a lot line other than the front lot line, the setback shall be a minimum of 6.0 metres from the lot line that the driveway crosses to access the garage or carport, and
iii) The wall of the attached garage or carport facing the public street shall not be located more than 2.0 metres closer to the front lot line than the dwelling house.

(By-law No. 03-02)

**5.15.6.13 Residential Type Four Exception Thirteen (R4-13) Zone**

(Part of Lots 1, 2 and 11, and part of Kent Street (Clarksville), in the Geographic Town of Napanee)

Within the R4-13 Zone, the following provisions apply:

i) Setback from EP zone…..... 7.5 metres

(By-law No. 05-25)

**5.15.6.14 Residential Type 4 Exception Fourteen (R4-14) Zone**

(Part of Lot 18, Concession 2, in the Geographic Township of Richmond)

Within the R4-14 Zone, the following provisions apply:

Semi-Detached Dwelling

a) Lot Area (minimum)

Semi-detached dwelling house…. 465 sq metres

Semi-detached dwelling unit…. 230 sq metres

b) Lot Frontage (minimum)

Semi-detached dwelling house…. 15.2 metres

Semi-detached dwelling unit…. 7.5 metres

c) Yards:

Interior Side Yard for Semi-detached dwelling house:

3 metres for the side that is not attached provided that where a garage or carport is attached to or is within the main building, the minimum width of the interior side yard shall be 1.2 metres. (By-Law No. 07-03)

d) "H" Removal – Removed (By-law No. 2011-27)

**5.15.6.15 Residential Type Four Exception Fifteen (R4-15) Zone**

(Part of Lot 21, Concession 1, known as 138 Robinson Street, in the Town of Greater Napanee)

Within the R4-15 Zone, the following applies:

a) Number of Storeys (minimum). ....2

(By-law No. 08-28)

**5.15.6.16 Residential Type Four Exception Sixteen (R4-16) Zone**

(Part of Lots 34 and 35, Registered Plan 82, known as 81 Donald Street, in the Geographic Town of Napanee)

Within the R4-16 Zone, the following provisions apply:

a) Uses Permitted

Uses permitted are restricted to:

- Uses listed in the Residential Type 4 Zone;
- An apartment dwelling house containing a maximum of six (6) dwelling units.

b) The apartment dwelling house shall be developed in accordance with the zone provisions for the R6 zone provided:

i) Maximum number of dwelling units permitted. .... 6

ii) Maximum Height .... 13 metres

(By-law No. 2008-60)

**5.15.6.17 Residential Type Four Exception Seventeen (R4-17) Zone**

(Lot 33, Registered Plan 82, along Mill Street, in the Geographic Town of Napanee)

Within the R4-17 Zone, the following provisions apply:

a) Uses Permitted
Uses permitted are restricted to:
- Uses listed in the Residential Type 4 Zone,
- A dwelling house containing a maximum of four (4) dwelling units.

b) The four unit dwelling house shall be developed in accordance with the zone provisions for a duplex dwelling house:
   i) Maximum number of dwelling units permitted. ..... 4
   ii) Minimum dwelling unit area. ..... 70 square metres

(By-law No. 2011-70)

**5.15.6.18 Residential Type Four Exception Eighteen (R4-18) Zone**

Part of Lots 15 & 16, Concession 1, Geographic Township of Richmond, Town of Greater Napanee

Within the R4-18 Zone, the following provisions apply:

Semi Detached Dwelling:
Lot Area (minimum):
a) Semi detached dwelling house ..... 650 sq. metres
   i. Semi detached dwelling unit ..... 320 sq. metres
b) Lot Frontage (minimum):
   ii. Semi detached dwelling house ..... 27.4 metres
   iii. Semi detached dwelling unit ..... 13.4 metres
c) Environmental Protection Zone Setback (minimum) ..... 10 metres

Single Detached Dwelling:
a) Yards:
   i. Front (minimum, for lots fronting onto Cherrywood Parkway)…….8 metres
b) Lot Coverage (maximum) ..... 38%
c) Uncovered decks are permitted to exceed the maximum lot coverage by up to 5%