

5.17 RESIDENTIAL TYPE 6 (R6) ZONE

No person shall within any Residential Type 6 (R6) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

5.17.1 Uses Permitted**a) Residential Uses**

- Apartment Dwelling House;
- Group Home;
- Retirement Home;
- Senior Citizens' Housing Complex;
- Special Care Facilities, excluding Corrections Residence, Detoxification Centre and Warming/Cooling Centres;
- Transitional Housing Unit.

(By-law No. 2013-0040)(By-law No. 2016-0049)(By-law No.2020-0016)

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.

5.17.2 Zone Provisions**a) Lot Area (minimum):**

- | | | |
|-----|---|----------------------------------|
| i) | Apartment Dwelling House | 100 sq. metres per dwelling unit |
| ii) | Senior Citizen Housing Complex and/or Retirement Home | 90 sq. metres per dwelling unit |

b) Lot Frontage (minimum)35 metres**c) Yards (minimum):**

- | | | |
|------|---------------------|------------|
| i) | Front..... | 6.0 metres |
| ii) | Exterior Side | 6.0 metres |
| iii) | Interior Side | 3 metres |
| iv) | Rear..... | 10 metres |

d) Amenity Area:

- In accordance with the General Provisions of this By-law.

e) Landscaped Open Space 40 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 (maximum)..... 1
- i) Height of Building (maximum)15 metres
(By-law No. 2020-0016)

5.17.3 **General Provisions**

In accordance with Section 4, General Provisions, of this By-law.

5.17.4 **Exception Provisions - Residential Type 6 (R6) Zone**

5.17.4.1 **Residential Type 6 Exception One (R6-1) Zone**

(Clarke Avenue, in the Geographic Town of Napanee)

Within the R6-1 Zone, the uses permitted include those of the R5 Zone. The applicable provisions for the respective zone the use is listed in shall apply.

5.17.4.2 **Residential Type 6 Exception Two (R6-2) Zone**

(Palace Road, in the Geographic Town of Napanee)

Within the R6-2 Zone, the uses permitted include those of the R5 Zone. The applicable provisions for the respective zone the use is listed in shall apply.

5.17.4.3 **Residential Type 6 Exception Three (R6-3) Zone**

(Palace Road, in the Geographic Town of Napanee)

Within the R6-3 Zone, the uses permitted include those of the R5 Zone. The applicable provisions for the respective zone the use is listed in shall apply.

5.17.4.4 **Residential Type 6 Exception Four (R6-4) Zone**

(Church Street, in the Geographic Town of Napanee)

Within the R6-4 Zone, the use permitted include those of the R5 Zone. The applicable provisions for the respective zone the use is listed in shall apply.

5.17.4.5 **Residential Type 6 Exception Five (R6-5) Zone**

(Part of Lot 17, Concession 1 (Slash Road), in the Geographic Township of Richmond – as OMB approved)

Within the R6-5 Zone, the uses permitted are restricted to that of a senior citizen's dwelling house containing a maximum of 34 units or an apartment dwelling house containing a maximum of 24 units. In all other respects the provisions of the Residential Type 6 (R6) Zone apply.

5.17.4.6 **Residential Type 6 Exception Six (R6-6) Zone**

(Part of Lot 19, Concession 1, in the Geographic Township of Richmond)

Within the R6-6 Zone, the following provisions apply:

- a) Lot Frontage (minimum).....20 metres
- b) Senior Citizen Dwelling Units (maximum)..... 100
- c) Environmental Protection (EP) Zone Setback 10 metres

5.17.4.7 Residential Type 6 Exception Seven (R6-7) Zone

(Palace Road and County Road No. 2, in the Geographic Town of Napanee)

Within the R6-7 Zone, the residential uses permitted include those of the R5 Zone. For uses listed in the R6 Zone the following provisions apply:

- a) Dwelling Houses per Lot (maximum)..... 2
- b) Interior Side Yard (minimum).....8 metres
- c) Number of Dwelling Units (maximum) 54
- d) Height (maximum). 4 storeys, not to exceed a total of 18 metres

For uses listed as permitted in the R5 Zone, the provisions of the R5 Zone apply.

5.17.4.8 Residential Type 6 Exception Eight (R6-8) Zone

(Repealed by By-law No. 07-02)

5.17.4.9 Residential Type 6 Exception Nine (R6-9) Zone

(Part 1 of Plan 29R-5586, known as 259 John Street, in the Geographic Town of Napanee)

Within the R6-9 Zone, the uses permitted include those of the R5 Zone provided:

- a) For uses listed in the R5 Zone, the R5 Zone provisions apply.
- b) For uses listed in the R6 Zone, the maximum number of dwelling units is restricted to six (6).

5.17.4.10 Residential Type 6 Exception Ten (R6-10) Zone

(Part of Lot 17, Concession 6, in the Geographic Township of North Fredericksburgh).

Within the R6-10 Zone, the following provisions apply:

- a) Dwelling Houses per Lot (maximum)..... 2
 - b) Setbacks (minimum)
 - from James Street Centreline..... 15 metres
 - from County Road No. 8 Centreline... 19 metres
- (By-law No. 04-36)

5.17.4.11 Residential Type 6 Exception Eleven (R6-11) Zone

(Part of Lot 17, Concession 1, in the Geographic Township of Richmond)

Within the R6-11-H Zone, the following provisions apply:

- a) Uses Permitted
 - Uses permitted in the Residential Type 2 (R2) zone;
 - Uses permitted in the R6 zone.

b) Provisions

- R2 uses are subject to the provisions of the R2 Zone.
- R6 uses are subject to the following provisions:
 - i) The maximum number of dwelling units permitted is as follows:
 - Apartment Dwelling House... ..20
 - Senior Citizen Retirement home or senior citizen housing complex..... 35
 - ii) Lot coverage (maximum)..... 40%
 - iii)Landscaped open space (minimum). 30%
 - Such calculation includes lands zoned EP located on the same lot therewith.
 - iv) Parking set back from EP zone.0 metres
 - v) Building height (maximum)..... 4 storeys not to exceed 13 metres
 - vi) “H” Removal
 - In accordance with the general provisions and when confirmation is received from the Ministry Of Environment as to approved site remediation.

(By-law No. 04-81)

5.17.4.12 Residential Type 6 Exception Twelve (R6-12) Zone

(Part of Lot 17, Concession 1, in the Geographic Township of Richmond)

Within the R6-12, Zone the following provisions apply:

a) Uses Permitted

Uses permitted also include:

- Uses permitted in the Residential Type 2 (R2) zone,
- A 12 unit apartment dwelling house

b) Provisions

- R2 uses are subject to the provisions of the R2 Zone.
- R6 uses are subject to the following provisions:
 - i) The maximum number of dwelling units permitted is as follows:
 - Apartment Dwelling House... .. 12
 - ii) Lot coverage (maximum)..... 40%
 - iii)Landscaped open space (minimum). 30%
 - iv) Parking set back from EP zone.0 metres
 - v) Building height (maximum)..... 13 metres
 - vi) “H” Removal – Removed.

(By-law No. 05-56)

(By-law No. 07-20, 2013-39)

5.17.4.13 Residential Type 6 Exception Thirteen (R6-13) Zone

(64 Centre Street, Part of Lot 17, Concession 2, in the Geographic Township of North Fredericksburgh)

Within the R6-13 Zone, the following provisions apply:

Uses Permitted

a) Residential uses Permitted:

Additional residential uses permitted include:

- Senior citizen dwelling house.

- b) Frontage (minimum).....22 metres
(By-law No. 06-27)

5.17.4.14 Residential Type 6 Exception Fourteen (R6-14) Zone

140 & 160 Church Street; Part of 23 Concession 2, in the Geographic Township of Richmond

Within the R6-14 Zone the following provisions apply:

- a) Uses Permitted
The uses permitted include:
 - Uses permitted in the Residential Type 6 (R6) Zone
 - Row dwelling house
- b) Provisions
 - i) Exterior side yard (minimum).....3 metres
 - ii) Maximum number of dwelling houses per lot.....3
 - iii) Minimum width and length of parking spaces.....2.75 m by 6.0 m

5.17.4.15 Residential Type 6 Exception Fifteen (R6-15) Zone

(Block 102 on the lands located west of Ginger Street and East of Camden Road and lot 54 on Registered Plan 1175)

Notwithstanding the provisions of Sections 4 and 5 to the contrary, on the lands located on the west side of Ginger Street and East of Camden Road in the Town of Greater Napanee and Zoned R6-15 on Schedule 10, the following provisions shall apply:

- a) Lot Area (min) 83.0m² per dwelling unit
- b) Lot Frontage (min) 35.0 metres
- c) Front Yard Setback (min) 6.0 metres
- d) Exterior Side Yard Setback (min) 6.0 metres
- e) Interior Side Yard Setback (min) 3.0 metres
- f) Rear Yard Setback (min) 10.0 metres
- g) Landscaped Open Space (min) 35%
- h) Number of buildings per lot (max) 1
- i) Building Height (max) 15.0 metres
- j) Off-Street Parking Requirement (min) 1.25 spaces per dwelling unit
- k) Parking Stall dimensions (min)
 - i. Standard Parking Stall 80% of the required parking shall have a minimum stall size of 2.6 metres x 5.2 metres, with the remaining 20% having a minimum stall size of 2.7 m x 6.0 m.

SECTION 5**PROVISIONS –R6 ZONE**

- | | | |
|------|-------------------|-------------------------|
| ii. | Accessible Spaces | 3.4 metres x 6.0 metres |
| iii. | Accessible Aisle | 1.5 metres x 6.0 metres |
- 1) Notwithstanding the provisions of Section 4.24 hereof to the contrary, where a lot is divided into more than one zone, the zone boundary shall not be treated as a lot line and each portion of the lot must be used in accordance with the provisions of the applicable zone. In the case of a conflict, the more restrictive provisions(s) shall apply.