

**TOWNSHIP OF WARWICK
TABLE "A" TO BY-LAW**

ZONE REGULATIONS

Zone	Section No.	Permitted Use Category	Lot Size		Max. Lot Coverage %	Minimum Yards (m)					Max. Building Height m.	Min. Landscaped Open Space %	
			Minimum Frontage	Minimum Area		Front	Interior Side (if attached garage)	Interior Side (if no attached garage)	Exterior Side	Rear			
AGRICULTURAL - 1	A1	5.1a)	Agriculture	150 m	38 ha.	20	20	3	3	20	7	n/a	n/a
	A1	5.1b)	Single Detached Dwelling ☐	45 m	0.8 ha.	30	20	3	3	20	7	11	n/a
	A1	5.1c)	Other Uses	45 m	4.0 ha.	30	20	3	3	20	7	11	n/a
AGRICULTURAL - 2	A2	6.1a)	Agriculture	150 m	38 ha.	20	20	3	3	20	7	n/a	n/a
	A2	6.1b)	Single Detached Dwelling ☐	45 m	0.8 ha.	30	20	3	3	20	7	11	n/a
	A2	6.1c)	Other Uses	45 m	4.0 ha.	30	20	3	3	20	7	11	n/a
RESIDENTIAL-1	R1	7.1a)	Single Detached Dwelling ☐	15 m	500 sq. m	30	6	1.2	1.2 & 3 *	6	7	11	40
	R1	7.1a)	Semi-Detached Dwelling	10 m/dwelling unit	300 sq.m/dwelling unit	35	6	1.2 & 0 ☐	3 & 0 ⊗	6	7	11	30
	R1	7.1a)	Duplex Dwelling	15 m	400 sq. m/dwelling unit	30	6	1.2	3	6	7	11	30
	R1	7.1b) & 3.25	Converted Dwelling	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see General Provisions)
RESIDENTIAL-2	R2	8.1a)	Single Detached Dwelling ☐	12 m	500 sq. m	30	6	1.2	1.2 & 3 *	6	7	11	40
	R2	8.1a)	Semi-Detached Dwelling	8 m/dwelling unit	275 sq.m/dwelling unit	35	6	1.2 & 0 ☐	3 & 0 ⊗	6	7	11	30
	R2	8.1b) & 3.25	Converted Dwelling	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see General Provisions)
	R2	8.1a)	Duplex Dwelling	12 m	400 sq. m/dwelling unit	30	6	1.2	3	6	7	12	30
RESIDENTIAL-3	R3	9.1a) & 3.25	Converted Dwelling	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see Section 3.25)	(see General Provisions)
	R3	9.1a)	Triplex Dwelling	12 m	300 sq. m/dwellingunit	30	6	1.2	3	6	10	12	30
	R3	9.1a)	Townhouse Dwelling	30 m	300 sq. m/dwellingunit	40	6	3 & 0 ☐	3 & 0 ☐	6	10	12	30
	R3	9.1a)	Street Townhouse Dwelling	6 m	300 sq. m/dwellingunit	40	6	4.5 & 0 †	4.5 & 0 †	7	10	12	30
	R3	9.1a)	Multiple Dwelling	30 m	300 sq. m/dwellingunit	40	6	10 & 0 ☐	10 & 0 ☐	7	10	12	30
RESIDENTIAL-4	R4	10.1a)	Single Detached Dwelling ☐	20 m	1850 sq. m	30	6	3	1 & 3 *	6	7	11	40
RESIDENTIAL-5	R5	10A.1a)	Single Detached Dwelling	(see Section 10A.1)									
COMMERCIAL-1	C1	11.1a)	All C1 Uses	0 m	0 m	100	0	0	0	0	0	12	0
COMMERCIAL-2	C2	12.1a)	All C2 Uses	20 m	700 sq. m	50	6	4.5	4.5	6	4.5	11	10
COMMERCIAL-3	C3	13.1a)	All C3 Uses	30 m	1,850 sq. m	30	7.5	7.5	7.5	7.5	7.5	12	10
COMMERCIAL-4	C4	14.1a)	All C4 Uses	100 m	7,000 sq. m	20	30	10	10	30	10	12	10
MIXED COMMERCIAL INDUSTRIAL	CM	15.1a)	All CM Uses	30 m	2500 sq. m	30	20	10	10	20	10	12	10
INDUSTRIAL-1	M1	16.1a)	All M1 Uses	50 m	2,500 sq. m	60	8	4.5	4.5	8	4.5	12	10
INDUSTRIAL-2	M2	17.1a)	All M2 Uses	30 m	2,000 sq. m	60	8	4.5	4.5	8	4.5	12	10
INDUSTRIAL-3	M3	18.1a)	All M3 Uses	45 m	40,000 sq. m	50	150	30	4.5	150	30	12	10
INDUSTRIAL-4	M4	19.1a)	Pit	n/a	n/a	n/a	15, 30 & 0 Δ	15, 30 & 0 Δ	15, 30 & 0 Δ	15, 30 & 0 Δ	15, 30 & 0 Δ	12	n/a
	M4	19.1b)	Other	n/a	n/a	n/a	30, 90 & 0 ☐	30, 90 & 0 ☐	30, 90 & 0 ☐	30, 90 & 0 ☐	30, 90 & 0 ☐	12	n/a
INDUSTRIAL-5	M5	20.1	All M5 Uses	n/a	3.9 ha.	n/a	300	30	30	30	30	12	
INSTITUTIONAL	I	21.1a)	All I Uses	18 m	500 sq. m	50	6	3	3	6	6	12	10
OPEN SPACE-1	OS1	22.1a)	All OS1 Uses	15 m	500 sq. m	5	6	6	6	6	6	10.5	n/a
OPEN SPACE-2	OS2	23.1a)	All OS2 Uses	30 m	5,000 sq. m	30	6	6	6	6	6	10.5	n/a
ENVIRONMENTAL PROTECTION-WETLAND	EP-WET	24.1a)	(No Buildings or Structures Permitted)				0	0	0	0	0	n/a	n/a
ENVIRONMENTAL PROTECTION-WOODLOT	EP-WD	25.1a)	(No Buildings or Structures Permitted)				0	0	0	0	0	n/a	n/a
ENVIRONMENTAL PROTECTION-HAZARD	EP-H	26.1a)	(No Buildings or Structures Permitted, except as needed for flood, erosion or safety concerns)				0	0	0	0	0	n/a	n/a

Minimum Gross Floor Area Regulations: 80 sq m minimum for a one-storey dwelling; 70 sq m minimum on the ground floor for other than a one-storey dwelling; 70 sq m minimum for each dwelling unit in a duplex dwelling; 55 sq m minimum on the ground floor for other than a one-storey semi-detached dwelling; 55 sq m minimum for a dwelling unit in a converted dwelling.

* Single Detached Dwelling: 1.2 m minimum (one side) and 3 m minimum (other side).

⊗ Semi-Detached Dwellings: 3 m minimum, 0 m where a Semi-Detached Dwelling is attached to a Semi-Detached Dwelling.

☐ Semi-Detached Dwellings: 1.2 m minimum, 0 m where a Semi-Detached Dwelling is attached to a Semi-Detached Dwelling.

☐ Townhouse Dwellings: 3 m minimum. 0 m where a Townhouse Dwelling is attached to a Townhouse Dwelling.

† Street Townhouse Dwellings: 4.5 m minimum, 0 m where a Street Townhouse unit is attached to a Street Townhouse unit.

☐ Multiple Dwellings: An interior side yard of 10 m is required, except no side yard (0 m) is required where a multiple dwelling unit is attached to a multiple dwelling unit.

Δ Extractive Use: Extractive and accessory uses within the M4 zone shall conform to the Aggregate Resources Act. There shall be no excavation within, a) 15 m of the boundary of the site b) 30 m of any part of the boundary that abuts a highway, land in use for residential purposes or land restricted to residential use by a zoning by-law, c) 0 m of any part of the boundary if the adjoining property is being used for the same purpose.

☐ Extractive Accessory Use: With the exception of earth berms that are intended to screen adjoining lands from the operations of the site, there shall be no buildings, structures or piled aggregate, topsoil, subsoil or overburden within, a) 30 m of the boundary of the site b) 90 m of any part of the boundary that abuts land in use for residential purposes or land restricted to residential use by a zoning by-law. c) 0 m of any part of the boundary if the adjoining property is being used for the same purpose.

☐ See Section 3.8, Addition of Second Dwelling Unit.