

202 **RURAL ZONE RU-2**

Uses Permitted

- #3105 202.1 In the RU-2 Zone only the following *uses* are permitted and all other *uses* are
06/02/92 prohibited:
#3545 1) all *uses* permitted in the Rural Zone RU-1
28/08/95 2) animal pounds established by Council subject to the “Township of Langley
#3782 Animal Control Bylaw 2005 No. 4440” as amended
27/07/98 3) *dog daycare* subject to “Township of Langley Noise Control Bylaw 1988” as
#3835 amended
25/01/99 4) *fur farms* subject to “Langley Fur Farm Control Bylaw 1964 No. 1128 as
amended
5) *kennels* subject to the “Township of Langley Animal Control Bylaw 2005 No.
4440” as amended
6) Municipal storage facilities and compounds accessory to a permitted *use*

Lot Coverage

- #2845 202.2 1) Except for *commercial greenhouses, buildings and structures* shall not cover
25/06/90 more than 33% of the *lot area*.
#4567 2) *Commercial greenhouses* shall not cover more than 66% of the *lot area*
07/05/07 inclusive of all *buildings and structures* on the *lot*, provided the *buildings and*
#4859 *structures* on the *lot* other than *commercial greenhouses* shall not cover more
30/05/11 than 33% of the *lot area*.
3) *Accessory buildings and structures* not used for *agricultural or farm* purposes
shall not exceed a total of 200 m² of ground floor *building area*.

Siting of Buildings and Structures

- #2539 202.3 1) Except as provided for in Section 104.4, 104.14, 105.1 2), 202.3 2), 202.3 3),
11/04/88 202.3 5), 202.4, 202.5 and 202.6, no principal *building or structure* shall be
#2845 sited less than:
25/06/90 a) 9.75 metres from a *front lot line*;
b) 7.5 metres from a *rear lot line*;
c) 3.0 metres from a *side lot line*; and
d) 7.5 metres where the *side lot line* abuts a *flanking street*.
2) Except as provided for in Sections 202.4, 202.5 and 202.6, no *building or*
structure used to shelter or house animals or poultry shall be sited less than
15 metres from any property line.
3) All *buildings and structures* used for *intensive swine operation* shall be sited
in compliance with Section 109.
4) Except as provided for in Sections 104.4, 104.14, 104.15 and 105.1, no
accessory *building or structure* shall be sited less than:
a) 9.75 metres from a *front lot line*;
b) 1.5 metres from *rear lot line* except that where a through *lot* fronts onto 2
streets the setback shall be the same as for the front yard setback for the
principal *building*;
c) 1.5 metres from a *side lot line*; and
d) 4.5 metres where the *side lot line* abuts a *flanking street*
5) A *commercial greenhouse* shall be sited not less than 15 m from a *front, rear*
or *side lot line* and not less than 30 m from the boundary of a *lot* zoned other
than RU or M.

Siting of Buildings and Structures for Fur Farms

- #2539
11/04/88 202.4
- 1) All *buildings* and cages housing fur bearing animals shall be sited not less than 45.72 metres from the boundary lines of the property upon which they are situated, and 91.44 metres from any *highway*.
 - 2) Where *fur farms* are situated in a Rural Zone RU-2 and are adjacent to each other, the side yards may be relaxed along the common boundary to a minimum setback of 15.24 metres.
 - 3) Where fur bearing animals commonly known as Nutria are kept in *buildings* or other *structures* as approved by the appropriate authorities, the provisions of Subsection 1) above may be relaxed to permit such *buildings* and *structures* to be located not less than 15.24 metres from the boundary line of the property upon which they are situated and from any *highway*, provided the area upon which Nutria may be raised shall not be less than 2.02 hectares.

Siting of Buildings and Structures for Dog Kennels

- #2539
11/04/88 202.5
- All *buildings* and *structures* used for a dog *kennel* shall be sited not less than 91.44 metres from the nearest *building* occupied by anyone other than the operator of the *kennel*, or an employee thereof, and not less than 15.24 metres from all property lines.

Siting of Buildings and Structures for Feedlots

- #2539
11/04/88 202.6
- All *buildings*, pens, enclosures or places where cattle are kept or manure is stored shall be sited in accordance with the requirements of Section 201.7 4).

Height of Buildings and Structures

- #4859
30/05/11 202.7
- Except as provided for in Section 104.5
- 1) The *height* of a *single family dwelling* shall not exceed 9 metres.
 - 2) The *height* of all other *buildings and structures* not used for *agricultural* or *farm* purposes shall not exceed 9 metres or 2 *storeys*, whichever is lesser.

Parking and Loading

- #2539
11/04/88 202.8
- Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- #2539
11/04/88 202.9
- All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.

Landscaping, Screening and Fencing

- #2845
25/06/90 202.10
- Landscaping areas, landscaping screens and fencing shall comply with Section 111.