

RU – Rural Countryside Zone (Sections 227-228)

Purpose of the Zone

The purpose of the RU – Rural Countryside Zone is to:

- (1) accommodate agricultural, forestry, country residential lots created by severance and other land uses characteristic of Ottawa's countryside, in areas designated as **General Rural Area, Rural Natural Features** and **Greenbelt Rural** in the Official Plan;
- (2) recognize and permit this range of rural-based land uses which often have large lot or distance separation requirements; and
- (3) regulate various types of development in manners that ensure compatibility with adjacent land uses and respect the rural context.

227. In the RU Zone:

Permitted Uses

- (1) The following uses are permitted subject to the following:
 - (a) the provisions of subsection 227(2) to (5);
 - (b) a maximum of 10 guest bedrooms is permitted in a bed and breakfast
 - (c) a maximum of 10 persons are permitted in a group home,
 - (d) a maximum of 10 persons are permitted in a retirement home, converted
 - agricultural use, see Part 2, Section 62**
 - agriculture-related use, see Part 3, Section 79B (By-law 2021-222)**
 - animal care establishment**
 - animal hospital**
 - artist studio**
 - bed and breakfast, see Part 5, Section 121**
 - Cannabis Production Facility, limited to outdoor and greenhouse cultivation. (By-law 2019-222)**
 - cemetery**
 - detached **dwelling**
 - equestrian establishment**
 - environmental preserve and educational area**
 - forestry operation**
 - group home, see Part 5, Section 125**
 - home-based business, see Part 5, Sections 127 and 128**
 - home-based day care, *see Part 5, Section 129*
 - kennel, see Part 3, Section 84**
 - on-farm diversified use, See Part 3, Section 79A (By-law 2019-41) (By-law 2021-222)**
 - retirement home, converted, see Part 5, Section 122**
 - additional dwelling unit, see Part 5, Section 133**

Zone Provisions

- (2) In the RU Zone, development must comply with the provisions of Table 227:

TABLE 227 - RU ZONE PROVISIONS

I ZONING MECHANISMS	PROVISIONS			
	II AGRICULTURAL USE, EQUESTRIAN ESTABLISHMENT		III KENNEL	IV OTHER USES
(a) Minimum lot width (m)	60		see Part 3, Section 84	50
(b) Minimum lot area (ha)	2			0.8, see ss. 227(6) (By-law 2008-457)
(c) Minimum front yard setback (m)	10	6 for a farm produce outlet with a floor area of 28m ² or less		10
(d) Minimum corner side yard setback (m)	10			10
(e) Minimum rear yard setback (m)	10			10
(f) Minimum interior side yard setback (m)	5			5
(g) Maximum height (m) - principal building	12			12
(h) Maximum lot coverage (%)	20			20
(i) Minimum distance separation	see Part 2, Section 62			see Part 2, Section 62

- (3) For other applicable provisions, see Part 2- General Provisions, Part 3- Specific Use Provisions and Part 4- Parking, Queuing and Loading Provisions.
- (4) Despite subsection 227(2), an agricultural use limited to a stable and the keeping of horses, and the keeping of a maximum of 10 hens may also be permitted as accessory uses to a detached dwelling on a lot of 0.8 ha or larger in area.(By-law 2012-349) (By-law 2018-155)
- (5) The minimum lot area and minimum lot width for a detached dwelling indicated in Table 227, Column IV - Other Uses, applies only to a detached dwelling on an existing lot or a lot created by a consent application as per requirements of the Official Plan. The Rural Residential - RR zone is to be used for detached dwellings on lots in subdivisions. (By-law 2009-18)
- (6) The minimum lot area for a lot created by a consent application – severance process – is guided by Official Plan policy that requires a minimum lot area of 0.8 hectares for the severed lot and 10.0 hectares for the retained lot. (By-law 2008-457) (By-law 2019-41)
- (7) Despite subsection 227(2), there are no minimum lot width and lot area requirements for an **agricultural use** that excludes livestock-related food production. (By-law 2017-148)
- (8) Agriculture-related uses are permitted only a lot of 2 hectares or greater. (By-law 2021-222)

RU Subzones

228. In the RU Zone, the following subzones apply:

(1) In the RU1 to RU4 subzones:

(a) the following uses only are permitted:

agricultural use, excluding livestock-related food production (By-law 2017-148)

agriculture-related use, see *Part 3, Section 79B* (By-law 2021-222)

artist studio

bed and breakfast, see Part 5, Section 121

detached **dwelling**

group home, see Part 5, Section 125

home-based business, see Part 5, Sections 127 and 128

home-based day care, see Part 5, Section 129

on-farm diversified use, See *Part 3, Section 79A* (By-law 2019-41) (By-law 2021-222)

retirement home, converted, see Part 5, Section 122

additional dwelling unit, see Part 5, Section 133

(b) zone provisions are set out in Table 228 below:

TABLE 228 - RU SUBZONE PROVISIONS

I Subzone	II Minimum Lot Area (m ²)	III Minimum Lot Width (m)	IV Minimum Interior Side Yard Setback (m)
(i) RU1	4000	30	5
(ii) RU2	2000	30	5
(iii) RU3	1350	30	5
(iv) RU4	1350	20	3

(2) Despite subsection 228(1), there are no minimum lot width and lot area requirements for an **agricultural use** that excludes livestock-related food production. (By-law 2017-148)

(3) Agriculture-related uses are permitted only a lot of 2 hectares or greater. (By-law 2021-222)