

PART 2.1 - R-2 ZONE, TWO FAMILY DWELLING DISTRICT

2.1.1 Permitted Uses

- a. Two family dwelling subject to the regulations in this Part
- b. Uses permitted in the R1-B Zone, Single Family Dwelling District, subject to the regulations set out in Part 1.2 of the Zoning Regulation Bylaw
- c. Home occupation subject to the regulations in Schedule “D”
- d. Accessory buildings subject to the regulations in Schedule “F”
- e. Public building
- f. Garage sales limited to no more than 2 in any year
- g. Commercial exhibits existing prior to January 1, 2011
- h. notwithstanding paragraphs a. through g., the only uses permitted on a panhandle lot created by way of subdivision after July 10, 2009, are the uses described in paragraphs b., c. (subject to the regulations in Schedule “D”), d. and f., which uses are subject to the regulations in Schedule “H”
- i. notwithstanding paragraphs a. through h., the only use permitted on a lot with a site area less than 230m² or with an average lot width less than 7.5m is a private garage

2.1.2 Site Area, Lot Width

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| a. <u>Site area</u> (minimum) | 555m ² |
| b. <u>Site area</u> for each <u>dwelling unit</u> (minimum) | 277.5m ² |
| c. <u>Lot width</u> (minimum average) | 15m |
| d. <u>Panhandle lot</u> | Subject to the regulations in Schedule “H” |

2.1.3 Floor Area of the Principal Building

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| a. <u>Floor space ratio</u> (maximum) | 0.5 to 1 |
| b. Floor <u>area</u> per <u>dwelling unit</u> (minimum) | 46m ² |
| c. Floor <u>area</u> , for the first and second storeys combined (maximum) | 280m ² |
| d. Floor <u>area</u> , of all floor levels combined (maximum) | 380m ² |
| e. <u>Public buildings</u> | Not applicable |

(Amended Bylaw 15-001 adopted March 26, 2015) and (Amended Bylaw 17-050 adopted June 8, 2017)

Words that are underlined see definitions in Schedule “A” of the Zoning Regulation Bylaw

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2.1.4 Height, Storeys, Roof Decks

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|--|---|
| a. <u>Two family dwelling building</u> (maximum) | 7.6m in <u>height</u> and 2 <u>storeys</u> if the <u>building</u> does not have a <u>basement</u> |
| | 7.6m in <u>height</u> and 1½ <u>storeys</u> if the <u>building</u> has a <u>basement</u> |
| b. <u>Public building</u> (maximum) | 11m in <u>height</u> or the <u>width</u> of the <u>lot</u> whichever is lesser and 2 ¹ / ₂ <u>storeys</u> |
| c. <u>Roof deck</u> | Not permitted |

2.1.5 Setbacks and Projections

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| a. <u>Front yard setback</u> (minimum) except for the following maximum projections into the <u>setback</u> : <ul style="list-style-type: none">• steps and <u>porch</u> (maximum)• bay windows (maximum) | The lesser of 7.5m and the average of the actual <u>setbacks</u> of the <u>buildings</u> on the <u>lots</u> abutting the sides of the <u>lot</u>
3.5m
0.6m |
| b. <u>Rear yard setback</u> (minimum) | 10.7m or 35% of <u>lot depth</u> whichever is greater |
| c. <u>Side yard setbacks</u> from interior <u>lot lines</u> (minimum) | 1.5m or 10% of the <u>lot</u> width whichever is greater
3.0m for one <u>side yard</u> when the lot is not serviced by a rear lane |
| d. Combined <u>side yard setbacks</u> (minimum) | 4.5m |
| e. <u>Side yard setbacks</u> on a flanking <u>street</u> for a <u>corner lot</u> (minimum) | 3.5m or 10% of the <u>lot</u> width whichever is greater |
| f. Eave projections into <u>setbacks</u> (maximum) | 0.75m |

2.1.6 Site Coverage, Open Site Space, Parking

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| a. <u>Site coverage</u> (maximum) | 40% |
| b. <u>Open site space</u> (minimum) | 30% of the <u>area</u> of the <u>lot</u> and 33% of the <u>rear yard</u> |
| c. Parking | Subject to the regulations in Schedule “C” |

2.1.7 Outdoor Features

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| a. The <u>setbacks</u> set out in section 1.1.5 apply to <u>outdoor features</u> , as though they are <u>buildings</u> | |
| b. <u>Outdoor features</u> may not exceed a height of 3.5m from <u>natural grade</u> or <u>finished grade</u> , whichever is lower | |

(Amended Bylaw 15-001 adopted March 26, 2015) and (Amended Bylaw 17-050 adopted June 8, 2017)

Words that are underlined see definitions in Schedule “A” of the Zoning Regulation Bylaw