

## Section 6.22 – One- and Two-Family Residential (R2) Zone

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*(Replaced by Bylaw No. 1864)*

*The intent of the One- and Two-Family Residential (R2) Zone is to permit a one-family dwelling on a lot with an area of not less than 1 ha (2.47 ac) in areas not serviced by community sanitary sewer, and to permit a one-family dwelling on a lot with an area not less than 400 m<sup>2</sup> (4,305 ft<sup>2</sup>) and two-family dwellings on a lot with an area not less than 600 m<sup>2</sup> (6,458 ft<sup>2</sup>) in areas that are served by community sewer sewer.*

### 6.22.01 Permitted Uses

The following **uses** and no others are permitted in the R2 Zone:

- (1) **Accessory buildings and structures;**
- (2) **Dwelling, one-family;**
- (3) **Dwelling, two-family**, in accordance with Section 6.22.03; *(Bylaw No. 1945)*
- (4) **Group daycare**, in accordance with Subsection 3.26.02;
- (5) **Home occupation**, in accordance with Section 3.09;
- (6) **Schools** on lands shaded on the map attached as Schedule WL to this Bylaw;
- (7) **Secondary suite** on **lots** with **lot areas** greater than or equal to 400 m<sup>2</sup> (4,305 ft<sup>2</sup>), or a **garden suite** or a **carriage suite** as an accessory use to a one-family dwelling, in accordance with Section 3.08;
- (8) The keeping of horses, cattle, sheep, goats, rabbits and poultry, for domestic purposes, in accordance with Section 3.12;
- (9) The keeping of not more than four **boarders** in a **one-family dwelling**;
- (10) **Townhouses** on those properties legally described as PID No. 009-875-867 (3690 Happy Valley Road), PID No. 002-035-235 (3694 Happy Valley Road), PID No. 001-138-138 (4342 West Shore Parkway), and on lands shown shaded on the map attached as Schedule WL to this Bylaw;
- (11) **Uses accessory** to a **principal use** permitted in this zone; and
- (12) **Uses** permitted by Section 3.01 of this Bylaw.

### 6.22.02 Subdivision Lot Requirements

- (1) No **lot** having a **lot area** less than 2 ha (5 ac) may be created by subdivision in the R2 Zone, except that a **lot** of 400 m<sup>2</sup> (4,305 ft<sup>2</sup>) may be created by subdivision if:
  - (a) The property is served by community sanitary sewer; **AND**

- (b) Is not within the lands designated as “City Centre” on Map 2 – City of Langford Growth Management and Land Use Strategy, of Bylaw No. 1200, City of Langford’s Official Community Plan; **AND EITHER**
  - (c) The legal description of the property being subdivided is not listed in Column 3 of Table 1 of Schedule AD of this Bylaw; **OR**
  - (d) The legal description of the property being subdivided is listed in Column 3 of Table 1 of Schedule AD of this Bylaw **AND** the owner of the land proposed to be subdivided pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the time of subdivision.
- (2) Not **lot** having a **lot width** less than 12 m (39.3 ft) may be created by subdivision.
  - (3) No **lot** having a **building envelope** with a width or depth less than 6 m (19.6 ft) nor an area less than 93 m<sup>2</sup> (1,000 ft<sup>2</sup>) may be created by subdivision.
  - (4) No **pandhandle lot** may be created in the R2 Zone.
  - (5) Despite subsection 6.22.02(1), on that property legally described as Lot 1, Section 26, Goldstreet District, Plan 24172; PID No. 002-981-220 (2955 Irwin Road), the minimum **lot area** for subdivision may be 260 m<sup>2</sup> (2,798.6 ft<sup>2</sup>) if:
    - (a) The owner of the land proposed to be subdivided pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the time of subdivision; and
    - (b) The maximum density of development does not exceed 18 **lots**.
  - (6) Despite subsection 6.22.02(1), on land shown as shaded on the map attached as Schedule WL, the minimum **lot area** for subdivision may be 200 m<sup>2</sup> (2,152.8 ft<sup>2</sup>) if the owner of the land proposed to be subdivided:
    - (a) Pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the time of subdivision; and
    - (b) Does not create more than 30 **lots** by subdivision that have a **lot area** less than 400 m<sup>2</sup> (4,305.6 ft<sup>2</sup>).

### 6.22.03 Regulations for Two-Family Residential Use

In addition to all other regulations in this section, the following regulations apply to **two-family dwellings** in the R2 Zone:

- (1) **Two-family dwellings** are prohibited on pandhandle lots;
- (2) The **lot area** for a **two-family dwelling** use may not be less than 600 m<sup>2</sup> (6,459 ft<sup>2</sup>);
- (3) Despite subsection 6.22.03(2) on lands designated as “City Centre” on Map 2 – City of Langford Growth Management and Land Use Strategy, of Bylaw No. 1200, City of Langford’s Official Community Plan the **lot area** for a **two-family dwelling** may not be less than 1500 m<sup>2</sup> (0.37 ac);
- (4) The **lot width** may not be less than 15 m (49.2 ft);

- (5) The width of the **building envelope** may not be less than 12 m (39.4 ft);
- (6) Despite subsection 6.22.03(2), on lands legally described as Lot 9, Sections 78 and 84, Esquimalt District, Plan 23129, PID No. 003-047-563 (738 Walfred Road) and Lot D, Sections 78 and 84, Esquimalt District, Plan VIP86630, PID No. 001-471-511 (742 Walfred Road), the **lot area** for a **two-family dwelling** use may be less than 600 m<sup>2</sup> (6,450 ft<sup>2</sup>), provided that the **lot area** is not less than 500 m<sup>2</sup> (5,382 ft<sup>2</sup>) and the **lot width** is not less than 17 m (55.8 ft); (*Bylaw No. 1945*)
- (7) In addition to all other regulations of this Bylaw any building or structure on the **lot** must be dimensioned, sited, and designed in conformance with an approved development permit;
- (8) In addition to all other regulations of this Bylaw, a continuous **landscape and screening area** of at least 1 m (3.3 ft) in width containing a shrub, hedge, or fence screen or a minimum **height** of 1.8 m (5.9 ft) at time of planting, must be provided along any interior side lot line starting from 6 m (19.7 ft) to the rear of the front lot line and extending to the **rear lot line**.

#### 6.22.04 Density of Development

- (1) There may not be more than one **residential building** on a **lot**, exclusive of any garden suite or carriage suite.
- (2) Despite subsection 6.22.04(1) there may be more than one residential building on a lot, if those residential buildings contain only a townhouse use.
- (3) Under no circumstances may the density of development on those properties legally described as PID No. 009-875-867 (3690 Happy Valley Road) and PID No. 002-035-235 (3694 Happy Valley Road) exceed 125 Single-Family Equivalent (SFE) dwelling units, and for the purpose of this section a Townhouse unit shall be deemed equivalent to 0.66 SFE.
- (4) Under no circumstances may there be more than 80 townhouse units within the area shown as shaded on the map attached as Schedule WL.

#### 6.22.05 Lot Coverage

**Lot coverage** of all **buildings** and **structures** may not exceed 40%, except that on **lots** less than 550 m<sup>2</sup> (5,920.2 ft<sup>2</sup>) in **lot area**, the **lot coverage** for all **buildings** and **structures** may exceed 40% but not exceed 50%.

#### 6.22.06 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 9 m (29.5 ft).

#### 6.22.07 Setbacks

- (1) No principal **building** may be located:
  - (a) Within 3 m (9.8 ft) of any **front lot line** except that no **garage** or **carport** that faces a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**;
  - (b) Within 5.5 m (18 ft) of any **rear lot line**;

- (c) Within 3 m (9.8 ft) of any **exterior side lot line**, except that no **garage or carport** that faces an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**; or
  - (d) Within 1.5 m (4.9 ft) of any **interior side lot line**.
- (2) Despite Article (1), the siting of any **building** for the keeping of horses, cattle, sheep, or goats must comply with Section 3.12 of this Bylaw.
  - (3) Despite Article (1) and Article (2) and Section 3.12 of this Bylaw, no building for the keeping of poultry and rabbits may be located within 6 m (20 ft) of any **interior side lot line** nor within 7.6 m (25 ft) of any **exterior side, front, or rear lot line**.

#### **6.22.08 Landscape Screening**

- (1) The relevant regulations of Section 3.21 of this Bylaw must apply.
- (2) In addition to all other regulations of this Bylaw, for a two-family residential use a continuous **landscape and screening area** of at least 1 m (3.3 ft) in width containing a shrub, hedge, or fence screen of a minimum **height** of 1.8 m (5.9 ft), at time of planting, must be provided along any interior lot line starting from 6 m (19.7 ft) to the rear of the **front lot line** and extending to the **rear lot line**.

#### **6.22.09 General**

The relevant regulations of Part 3 of this Bylaw must apply.