

**PART 2.108 - R2-40 ZONE, JOHNSON DUPLEX DISTRICT**

Uses	1	All of the uses permitted in the R-2 Zone, Two Family Dwelling District, are permitted in this Zone.
Lot area	2	A <u>lot</u> that contains a <u>duplex</u> must have an <u>area</u> of at least  (a) 548 m <sup>2</sup> ; and  (b) 274 m <sup>2</sup> for each <u>dwelling unit</u> of the <u>duplex</u> .
Floor space ratio	3	<u>Floor space ratio</u> for the first and second <u>storeys</u> of a <u>duplex</u> must not exceed 0.52 to 1.
General regulations	4	Except as provided in this Part, the regulations applicable in the R-2 Zone, Two Family Dwelling District, are permitted in this Zone.

