

PART 2.127 - R-2-P ZONE, TWO FAMILY DWELLING PILOT STREET DISTRICT**Uses**

- 1 The following uses are the only uses permitted in this Zone:
- (a) Duplexes;
  - (b) single family dwellings.

**Regulations Table**

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<i>Category of regulation</i>	<i>Requirements</i>	
<u>Lot Area</u> (min.)	470 m <sup>2</sup>	
<u>Height</u> (max.)	7.6 m	
<u>Floor Space Ratio</u> (max.)	0.5:1	
<u>Site Coverage</u> (max.)	30%	
<u>Open Site Space</u> (min.)	40%	
<u>Lot Width</u> (min.)	15 m	
<u>Setbacks</u>	<i>Boundary of Lot</i>	<i>Setback (m)</i>
	Front (Pilot Street)	7.13 m
	Rear	11.00 m
	Side (east)	1.50 m
	Side (west)	3.05 m
<u>Parking</u> (min.)	1 space per <u>dwelling unit</u>	

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- (a) The setbacks set out in section 2 apply to outdoor features as though they are buildings.
  - (b) Outdoor features may not exceed a height of 3.5m from natural grade or finished grade, whichever is lower.