

PART 2.141 - R2-52 ZONE, TWO FAMILY DWELLING (LEONARD STREET) DISTRICT

2.141.1 Permitted Uses

- a. Two family dwelling
- b. Uses permitted in the R1-B Zone, Single Family Dwelling District

2.141.2 General

- a. If a lot is not used as a two family dwelling:
 - i. The regulations in the R1-B Zone, Single Family Dwelling District apply
 - ii. The regulations set out in sections 2.141.3 – 2.141.7 do not apply
- b. Home occupation is subject to the regulations in Schedule “D”
- c. Accessory buildings are subject to the regulations in Schedule “F”

2.141.3 Site Area, Lot Width

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|---|-------------------|
| a. <u>Site area</u> (minimum) | 540m ² |
| b. <u>Site area</u> for each <u>dwelling unit</u> (minimum) | 270m ² |
| c. <u>Lot width</u> (minimum average) | 14.25m |

2.141.4 Floor Area of the Principal Building

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|--|-------------------|
| a. <u>Floor space ratio</u> (maximum) | 0.51 to 1 |
| b. Floor <u>area</u> per <u>dwelling unit</u> (minimum) | 46m ² |
| c. Floor <u>area</u> , for the <u>first storey</u> and second <u>storey</u> combined (maximum) | 280m ² |
| d. Floor <u>area</u> , of all floor levels combined (maximum) | 380m ² |

2.141.5 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>Roof deck</u> | Not permitted |

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

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2.141.6 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> : | 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> |
| o steps and <u>porch</u> (maximum) | 3.5m |
| o bay windows (maximum) | 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 street 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 |

2.141.7 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" |

Bylaw 16-024 adopted February 25, 2016