

## PART 2.144 – R2-54 ZONE, RESTRICTED DUPLEX (DALLAS ROAD) DISTRICT

### 2.144.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- 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. Public Building
- d. Home occupation subject to the regulations in Schedule “D”
- e. Accessory Buildings subject to the regulations in Schedule “F”

### 2.144.2 Lot Area

- |                               |                   |
|-------------------------------|-------------------|
| a. <u>Lot area</u> (minimum)  | 443m <sup>2</sup> |
| b. <u>Lot width</u> (minimum) | 15m               |

### 2.144.3 Floor Area, Floor Space Ratio

- |                                       |                   |
|---------------------------------------|-------------------|
| a. <u>Total floor area</u> (maximum)  | 235m <sup>2</sup> |
| b. <u>Floor space ratio</u> (maximum) | 0.53:1            |

### 2.144.4 Height, Storeys

- |   |      |
|---|------|
| a. Principal <u>building height</u> (maximum) | 7.6m |
| b. <u>Storeys</u> (maximum)                   | 2    |

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### 2.144.5 Setbacks, Projections

- |   |        |
|---|--------|
| a. <u>Front yard setback</u> (minimum)                                | 4.7m   |
| Except for the following maximum projections into the setback:        |        |
| • <u>steps and porch</u>  | 3.5m   |
| • <u>bay windows</u>  | 0.6m   |
| b. <u>Rear yard setback</u> (minimum)                                 | 12.93m |
| c. <u>Side yard setbacks</u> from interior <u>lot lines</u> (minimum) | 2.1m   |
| d. <u>Side yard setback</u> St. Lawrence Street (minimum)             | 3.5m   |
| e. Combined <u>side yard setbacks</u> (minimum)                       | 4.5m   |
| f. Eave projections into <u>setbacks</u> (maximum)                    | 0.75m  |

### 2.144.6 Site Coverage, Open Site Space

- |                                     |   |
|-------------------------------------|---|
| 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<br>33% of the <u>rear yard</u> |

### 2.144.7 Vehicle and Bicycle Parking

- |                                     |   |
|-------------------------------------|---|
| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in<br>Schedule "C" |
|-------------------------------------|---|

Bylaw 17-008 adopted February 9, 2017