

PART 2.154 – R2-59 ZONE, TWO FAMILY DWELLING (HAULTAIN) DISTRICT

2.154.1 Permitted Uses in this Zone

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

Two family dwelling subject to the regulations in this Part

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

2.154.2 Lot Area, Lot Width

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|---|------------------------------|
| a. <u>Lot area</u> (minimum) | 550m ² |
| b. <u>Lot area</u> for each dwelling unit (minimum) | 275m ² |
| c. <u>Lot width</u> (minimum) | 15m average <u>lot width</u> |

2.154.3 Floor Area, Floor Space Ratio

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|---|-------------------|
| a. <u>Floor space ratio</u> (maximum) | 0.5:1 |
| b. Floor <u>area</u> per <u>dwelling unit</u> (minimum) | 46m ² |
| c. Floor <u>area</u> , for the first and second <u>storeys</u> combined (maximum) | 280m ² |
| d. Floor <u>area</u> , of all floor levels combined (maximum) | 380m ² |

2.154.4 Height, Storeys

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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 1 ½ <u>storeys</u> if the <u>building</u> has a <u>basement</u> |
| b. <u>Roof deck</u> | Not permitted |

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2.154.5 Setbacks, Projections

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|--|---|
| a. <u>Front yard setback</u> (minimum) | 7.5m |
| Except for the following maximum projections into the setback: | |
| Steps and <u>porch</u> (maximum) | 3.5m |
| • 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 setback</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 setback</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 |

2.154.6 Site Coverage, Open Site Space

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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> |

2.154.7 Outdoor Features

- a. The setbacks set out in section 2.154.5 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

2.154.8 Vehicle and Bicycle Parking

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|------------------------------|--|
| a. Vehicle parking (minimum) | Subject to the regulations in Schedule “C” |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |