

PART 2.155 – R2-60 TWO FAMILY DWELLING (QUEENS) DISTRICT

2.155.1 Permitted Uses in this Zone

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

Single family dwelling subject to the regulations contained in Part 1.2

- a. Two family dwelling subject to the regulations contained in this Part
- b. Home occupation subject to the regulations in Schedule “D”
- c. Accessory buildings subject to the regulations in Schedule “F”

2.155.2 Number of Buildings, Building Separation Distance

- a. Notwithstanding Section 19 of General Regulations, 2 two family dwellings are permitted on a lot subject to the regulations in this Part.
- b. Separation distance between buildings (minimum) 2.5m

2.155.3 Lot Area, Lot Width

- a. Lot area (minimum) 670m²
- b. Lot width (minimum) 15m

2.155.4 Floor Area, Floor Space Ratio

- a. Floor area per dwelling unit (minimum) 46m²
- b. Floor area of all floor levels combined, excluding basement level (maximum) 340m²
- c. Floor space ratio, including accessory buildings (maximum) 0.6:1

2.155.5 Height, Storeys and Roof Deck for Buildings constructed after 2020

- a. Building height (maximum) 6.5m
- b. Storeys (maximum) 2 storeys
- c. Roof deck Not permitted

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2.155.6 Setbacks, Projections for Building constructed after 2020

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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> | 3.5m |
| b. <u>Rear yard setback</u> (minimum) | 14m |
| c. <u>Side yard setback</u> (west) (minimum) | 3m |
| d. <u>Side yard setback</u> (east) (minimum) | 1.5m |
| e. Combined <u>side yard setbacks</u> (maximum) | 4.5m |

2.155.7 Height, Storeys, Roof Deck, Setbacks, and Projections for Buildings constructed prior to 1925

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| a. <u>Building height</u> (maximum) | 7.95m |
| b. <u>Storeys</u> (maximum) | 2 ½ storeys |
| c. <u>Roof Deck</u> | Not permitted |
| d. <u>Front yard setback</u> (minimum) | 6.55m |
| Except for the following maximum projections into the setback: | |
| • steps and <u>porch</u> | 2m |
| e. <u>Rear yard setback</u> (minimum) | 10.5m |
| f. <u>Side yard setback</u> (west) (minimum) | 9m |
| g. <u>Side yard setback</u> (east) (minimum) | 1.05m |

2.155.8 Site Coverage, Open Site Space

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| a. <u>Site Coverage</u> (maximum) | 30% |
| b. <u>Open site space</u> (minimum) | 60% of the <u>area</u> of the <u>lot</u> |

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2.155.9 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” |

2.155.10 Outdoor Features

- a. The setbacks set out in Section 2.155.6 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.

Bylaw 21-051 adopted May 13, 2021

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