

PART 2.2 - R-J ZONE, LOW DENSITY ATTACHED DWELLING DISTRICT

Permitted Uses	1	<p>The following uses are permitted:</p> <ul style="list-style-type: none"> (a) all uses permitted in the R1-S2 Zone, Restricted Small Lot (Two Storey) District, subject to the regulations applicable in that zone, (b) all uses permitted in the R1-B Zone, Single Family Dwelling District, subject to the regulations applicable to that Zone; (c) all uses permitted in the R-2 Zone, Two Family Dwelling District, subject to the regulations applicable to that Zone; (c) <u>attached dwellings</u>, subject to the regulations contained in this Part; (d) <u>hospitals</u>, subject to the regulations applicable in the R-2 Zone, Two Family Dwelling District; (e) <u>nursing homes</u>, subject to the regulations applicable in the R-2 Zone, Two Family Dwelling District.
Number of Dwellings on a lot	2	Subject to the restrictions hereafter mentioned, any number of <u>attached dwellings</u> may be erected on one <u>lot</u> .
No more than 4 units per Dwelling	3	No <u>attached dwelling</u> shall contain more than 4 <u>dwelling units</u> .
Connecting Dwellings	4	No <u>attached dwelling</u> shall be connected with another <u>attached dwelling</u> unless the connection is an open car port.
Minimum Site Area	5	The minimum surface <u>area</u> of a <u>lot</u> shall be the greater of 555m ² , or the number of <u>dwelling units</u> on the <u>lot</u> multiplied by 277.5m ² .
Minimum Site Width	6	The minimum <u>site width</u> of a <u>lot</u> shall be the greater of 15m or the number of <u>dwelling units</u> multiplied by 7.5m.

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- Site Coverage 7 The buildings on a lot, including accessory buildings, shall not occupy more than 40% of the surface area of the lot.
- Eaves 8 Eaves shall not overhang the main side walls of the building in excess of 75cm unless the minimum side yard applicable is increased in width by the amount that the overhang exceeds 75cm.
- Porches 9 Entrance porches and steps may project from the main wall into the setback area, for a maximum distance of 1.6m.
- Yard Setbacks 10 The minimum width of the front yard, the rear yard and the side yard shall, in each case, be 7.5m, provided that the side yard of a blank wall or of a wall containing only side windows shall have a minimum width of 2.5m.
- Separation Space 11 The minimum separation space in front of the main window of a habitable room shall be 7.5m, and in front of all other windows shall be 2.5m.
- Distance between 12 The minimum distance between the two nearest Attached Dwellings walls of any two attached dwellings on one lot shall be the sum of the maximum separation distances applicable to the two walls, and shall in no case be less than 5 m, but such distance may include one or more open car ports, whether or not they are connected to either or both of the attached dwellings.
- Maximum Height 13 (1) The maximum height of a building shall be 8.5m from grade to the highest ceiling.
- (2) Despite subsection (1) and the regulations in the R-2 Zone, Two Family Dwelling District, a nursing home must not exceed 7.6m nor 2 storeys in height.
- (3) Despite the definition of basement in Schedule A, for the purposes of subsection (2), a storey includes a basement that has a floor that is located less than 1.2m below grade.

Definitions

14 In this Part, unless the context otherwise requires:

"habitable room" means a room in a dwelling unit other than a kitchen, storage room, toilet, bathroom or sauna room;

"separation space" means the horizontal distance at right angles from a window, measured from a point at grade on the outside surface of the wall in which the window is situated;

"side window" means either the secondary window of a habitable room or any window of any other room;

"side yard" includes the space between 2 buildings in the same lot;

"window" includes a door with an area of glass or other transparent material sufficiently large to serve as a window.

Note: Parking - for requirements see Schedule "C".