

SCHEDULE
PART 2.41

R2-Gr ZONE, DUPLEX (GRANT) DISTRICT

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| Uses | 1 | All of the uses permitted in the R-2 Zone, Two Family Dwelling District, are permitted in this Zone. |
| Floor Area | 2 | The sum of the <u>total floor area</u> of all <u>buildings</u> shall not exceed 265 m ² . |
| Height | 3 | A <u>building</u> shall not exceed 6.0 m nor 2 <u>storeys</u> in <u>height</u> . |
| Floor Space Ratio | 4 | The <u>floor space ratio</u> shall not exceed 0.44 to 1.0. |
| Lot Coverage | 5 | The <u>site coverage</u> shall not exceed 32%. |
| Setbacks | 6 | The minimum <u>setback</u> from <ol style="list-style-type: none">(1) Grant Street shall be 7.6 m;(2) the north <u>lot line</u> shall be 15 m;(3) the east <u>lot line</u> shall be 2 m; and(4) the west <u>lot line</u> shall be 3.5 m. |
| General Regulations | 7 | Except as provided in this Part, the regulations applicable in the R-2 Zone, Two Family Dwelling District apply in this Zone. |