

SCHEDULE  
PART 2.68

R2-18 ZONE, BUSHBY-CARROLL DUPLEX DISTRICT

Definition	1	Despite Schedule A, for the purposes of this Part, " <u>total floor area</u> " means the sum of the gross <u>areas</u> of the several floors of a <u>building</u> or <u>buildings</u> measured from the exterior faces of exterior walls or, where two <u>buildings</u> have a common wall, from the centre line of the common wall  (a) including the gross <u>areas</u> of a <u>basement</u> , <u>cellar</u> , and all floors, the first <u>storey</u> of which is considered for these purposes to include the floor area of a <u>basement</u> that is less than 1.2 m below <u>grade</u> , and  (b) excluding  (i) the area required under this Bylaw for parking, and  (ii) floor <u>area</u> with a ceiling height of less than 1.5m.
Uses	2	All of the uses permitted in the R-2 Zone, Two Family Dwelling District are permitted in this Zone.
Height	3	(1) The <u>height</u> of a <u>duplex</u> must not exceed 7.6 m nor 2 <u>storeys</u> .  (2) The <u>height</u> of a <u>duplex</u> that includes a <u>basement</u> must not exceed 1.5 <u>storeys</u> .
Floor Area	4	(1) The <u>total floor area</u> of the first and second <u>storeys</u> of a <u>duplex</u> must not exceed 280 m <sup>2</sup> .  (2) The <u>total floor area</u> of a <u>duplex</u> with a <u>basement</u> must not exceed 380 m <sup>2</sup> .
Floor Space Ratio	5	(1) The <u>floor space ratio</u> of the first and second <u>storeys</u> of a <u>duplex</u> must not exceed 0.5 to 1.

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|                     |   | (2) | The <u>floor space ratio</u> a <u>duplex</u> with a <u>basement</u> must not exceed 0.65 to 1.                                |
| Open Space          | 6 | (1) | At least 30% of the <u>area</u> of a <u>lot</u> must be <u>open site space</u> .  |
|                     |   | (2) | At least 33% of the <u>rear yard</u> of a <u>lot</u> must be <u>open site space</u> .   |
| Parking             | 7 | (1) | Off- street parking must be provided in accordance with Schedule C of the Zoning Regulation Bylaw.                            |
|                     |   | (2) | Off-street parking must not be located in a <u>front yard</u> .   |
|                     |   | (3) | Section 7(h) of Schedule C applies to a <u>duplex</u> .   |
| General Regulations | 8 |     | Except as provided in this Part, the regulations applicable in the R-2 Zone, Two Family Dwelling District apply in this Zone. |