

SCHEDULE A

PART 2.73

R2-20 ZONE, SPRING DUPLEX DISTRICT

Uses	1	The only uses permitted in this Zone are: (a) <u>single family dwellings</u> ; (b) <u>two family dwellings</u> ; (c) <u>home occupations</u> ; (d) <u>accessory buildings</u> , including but not limited to detached private garages and <u>car shelters</u> . (e) not more than 2 <u>garage sales</u> in any year.
Lot Area	2	The <u>area</u> of a <u>lot</u> must be at least 350 m ² .
Lot Width	3	The <u>width</u> of a <u>lot</u> must be at least 11 m.
Number of Dwelling*Units	4	The number of <u>dwelling units</u> must not exceed one for every 175 m ² of <u>area</u> of a <u>lot</u> .
Height	5	A <u>building</u> must not exceed 7.6 m nor 2 storeys in <u>height</u> .
Floor Area	6	The <u>total floor area</u> must not exceed 200 m ² .
Floor Space Ratio	7	The <u>floor space ratio</u> must not exceed 0.5 to 1.
Lot Coverage	8	The <u>site coverage</u> must not exceed 30%.
Open Space	9	<u>Open site space</u> must occupy at least (a) 40% of the whole of a <u>lot</u> ; (b) 50% of the <u>rear yard</u> of a <u>lot</u> .

- Setbacks 10 (1) The setback must be at least
- (a) 6 m from Spring Road,
 - (b) 9.5 m from a rear lot line,
 - (c) 2 m from a northern lot line, and
 - (d) 4 m from a southern lot line.
- General 11 Except as provided in this Part, the regulations applicable in the R-2 Zone, Two Family Dwelling District apply in this Zone.