

**PART 2.100 - R2-35 ZONE, ST. LAWRENCE STRATA DISTRICT**

Uses	1	All of the uses permitted in the R-2 Zone, Two Family Dwelling District, are permitted in this Zone.
Lot area	2	The <u>area</u> of a <u>lot</u> must be at least 660 m <sup>2</sup> .
Lot width	3	The <u>width</u> of a <u>lot</u> must be at least 18 m.
Number of buildings	4	Up to 2 <u>single family dwellings</u> may be erected and used on one <u>lot</u> .
Floor Area	5	The <u>total floor area</u> of all of the <u>buildings</u> on a <u>lot</u> must not exceed 280 m <sup>2</sup> .
Floor space ratio	6	The <u>floor space ratio</u> for the <u>total floor area</u> of all of the <u>buildings</u> on a <u>lot</u> must not exceed 0.43 to 1.
Lot coverage	7	<u>Site coverage</u> must not exceed 20%.
Siting	8	A <u>building</u> must not be closer than 3.6 m to another <u>building</u> on the same <u>lot</u> .
Setbacks	9	The <u>setback</u> must be at least <ul style="list-style-type: none"> <li>(a) 6 m from a <u>rear lot line</u>;</li> <li>(b) 1.8 m from a northeast <u>lot line</u>;</li> <li>(c) 1.8 m from a southwest <u>lot line</u>.</li> </ul>
General	10	Except as provided in this Part, the regulations applicable in the R-2 Zone, Two Family Dwelling District apply in this Zone.