

PART 2.104 - R2-38 ZONE, FIFTH DUPLEX DISTRICT

Uses	1	The following uses are the only uses permitted in this Zone: (a) <u>single family dwellings</u> ; (b) <u>duplexes</u> .
Lot area	2	A <u>lot</u> must have an <u>area</u> of at least 752.5 m ² .
Building site area	3	Each <u>self-contained dwelling</u> unit on a <u>lot</u> must occupy at least 250 m ² of the <u>lot area</u> .
Number of buildings	4	A <u>lot</u> must not contain more than one <u>single family dwelling</u> and one <u>duplex</u> .
Height	5	The <u>height</u> of a <u>building</u> must not exceed 6.8 m nor 2 <u>storeys</u> .
Floor Area	6	<u>Total floor area</u> must not exceed 493.6 m ² .
Floor space ratio	7	<u>Floor space ratio</u> must not exceed 0.66 to 1.
Lot coverage	8	<u>Site coverage</u> must not exceed 30.5%.
Setback(s)	9	The <u>setbacks</u> must be at least: (a) 6.5 m from Fifth Street; (b) 3 m from a <u>rear lot line</u> ; (c) 3 m from a north <u>lot line</u> ; (d) 1.8 m from a south <u>lot line</u> .
Parking	10	A <u>lot</u> must contain at least 3 parking spaces.
Outdoor Features	11	(a) The setbacks set out in section 9 apply to outdoor features as though they are buildings (b) Outdoor features may not exceed a height of 3.5m from natural grade or finished grade, whichever is lower