

PART 2.115 - R2-45 ZONE, PRINCESS RESIDENTIAL DISTRICT**USES**

- 1 The following uses are the only uses permitted in this Zone:
- (a) all of the uses permitted under Part 2.1 for the R-2 Zone, Two Family Dwelling District;
 - (b) attached dwelling.

REGULATIONS TABLE

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<i>Category of regulation</i>	<i>Requirements</i>
<u>lot area</u> (min.)	165 m ² per <u>dwelling unit</u>
number of <u>dwelling units</u> (max.)	4 in an <u>attached dwelling</u>
exterior changes	section 1(o)(iii) of Part 1.2 does not apply
<u>height</u> (max.)	9.1 m; 3 storeys
<u>total floor area</u> (min.)	465 m ²
<u>floor space ratio</u> (max.)	0.69:1
<u>open site space</u> (min.)	27%
<u>setbacks</u> (min.)	
<u>front lot line</u>	7.5 m for all of building except stairs 5.6 m for stairs
<u>rear lot line</u>	8.4 m
Landscaping (min.)	23% of the surface area of a <u>rear yard</u> shall be maintained in a landscape condition and used for no other purpose.
parking (min.)	1 space in <u>front yard</u> 3 spaces in <u>rear yard</u>

GENERAL REGULATIONS

- 3 Except as provided in this Part, the regulations applicable in the R-2 Zone, Two Family Dwelling District apply in this Zone.