

PART 2.135 - R2-50 ZONE, SUFFOLK DUPLEX DISTRICT

2.135.1 Permitted Uses

- a. Two family dwelling in a building constructed before 1974, subject to the regulations in this Part
- b. Home occupation subject to the regulations in Schedule “D”
- c. Accessory buildings subject to the regulations in Schedule “F”
- d. Garage sales limited to no more than two in any year
- e. Single family dwelling subject to the regulations in this Part

2.135.2 Lot Area, Lot Width, Number of Buildings

- a. Lot area (minimum) 532m²
- b. Lot width (minimum average) 15m
- c. A maximum of one single family dwelling or one two family dwelling is permitted per lot

2.135.3 Floor Area of the Principal Building

- a. Floor space ratio (maximum) 0.53
- b. Floor area per dwelling unit (minimum) 46m²
- c. Floor area, for the first and second storeys combined (maximum) 283m²
- d. Floor area, of all floor levels combined (maximum) 380m²

2.135.4 Height, Storeys, Roof Decks

- a. Two family dwelling building (maximum) 7.6m in height and 2 storeys if the building does not have a basement
7.6m in height and 1½ storeys if the building has a basement
- b. Roof deck Not permitted

2.135.5 Setbacks and Projections

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| a. <u>Front yard setback</u> (minimum) except for the following maximum projections into the <u>setback</u> : | The lesser of 7.5m and the average of the actual <u>setbacks</u> of the <u>buildings</u> on the <u>lots</u> abutting the sides of the <u>lot</u> |
| o steps and <u>porch</u> (maximum) | 3.5m |
| o bay windows (maximum) | 0.6m |
| b. <u>Rear yard setback</u> (minimum) except for the following maximum projections into the <u>setback</u> : | 8.79m |
| o trellis (maximum) | 1.7m |
| o stairs (maximum) | 2.6m |
| c. <u>Side yard setbacks</u> from interior <u>lot lines</u> (minimum) | 1.5m or 10% of the <u>lot</u> width whichever is greater |
| | 2.0m for one <u>side yard</u> when the <u>lot</u> is not serviced by a rear lane |
| d. Combined <u>side yard setbacks</u> (minimum) | 3.5m |
| e. <u>Side yard setbacks</u> on a flanking <u>street</u> for a <u>corner lot</u> (minimum) | 3.5m or 10% of the <u>lot</u> width whichever is greater |
| f. Eave projections into <u>setbacks</u> (maximum) | 0.75m |

2.135.6 Site Coverage, Open Site Space, Parking

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|-------------------------------------|---|
| a. <u>Site coverage</u> (maximum) | 30% |
| b. <u>Open site space</u> (minimum) | 25% of the <u>area</u> of the <u>lot</u> |
| c. Parking | Subject to the regulations in Schedule "C" except 2 parking stalls permitted in the <u>front yard</u> |