

**PART 2.142 – R2-53 ZONE, WILSON ATTACHED DWELLING DISTRICT**

**2.142.1 Permitted Uses in this Zone**

The following uses are the only uses permitted in this Zone:

- a. Two family dwelling
- b. Uses permitted in the R1-B Zone, Single Family Dwelling District

**2.142.2 General**

- a. If a lot has a single family dwelling use:
  - i. the regulations in the R1-B Zone, Single Family Dwelling District apply
  - ii. the regulations in sections 2.142.3 – 2.142.8 do not apply
- b. notwithstanding section 2.142.1, the only use permitted on a lot with a site area less than 230m<sup>2</sup> or with an average lot width less than 7.5m is a private garage

**2.142.3 Site Area, Lot Width**

- a. Site area (minimum) 546m<sup>2</sup>
- b. Site area for each dwelling unit (minimum) 273m<sup>2</sup>
- c. Lot width (minimum average) 15m

**2.142.4 Floor area of the Principal Building**

- a. Floor space ratio (maximum) 0.5:1
- b. Floor area per dwelling unit (minimum) 46m<sup>2</sup>
- c. Floor area, for the first and second storeys combined (maximum) 280m<sup>2</sup>
- d. Floor area, of all floor levels combined (maximum) 380m<sup>2</sup>

Words that are underlined see definitions in Schedule "A" of the Zoning Regulation Bylaw

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**2.142.5 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 1 ½ storeys if the building has a basement
- b. Roof deck Not permitted

**2.142.6 Setbacks and Projections**

- a. Front yard setback (minimum) except for the following maximum projections into the setback: 7.5m
  - steps and porch (maximum) 3.5m
  - bay windows (maximum) 0.6m
- b. Rear yard setback (minimum) 10.7m or 35% of lot depth whichever is greater
- c. Side yard setbacks from interior lot lines (minimum) 1.5m or 10% of the lot width whichever is greater  
3.0m for one side yard when the lot is not services by a rear lane
- d. Combined side yard setbacks (minimum) 4.5m
- e. Side yard setbacks on a flanking street for a corner lot (minimum) 3.5m or 10% of the lot width whichever is greater
- f. Eave projections into setbacks (maximum) 0.75m

**2.142.7 Site Coverage, Open Site Space, Parking**

- a. Site coverage (maximum) 40%
- b. Open site space (minimum) 30% of the area of the lot and 33% of the rear yard
- c. Parking Subject to the regulations in Schedule “C”

**2.142.8 Outdoor Features**

- a. The setbacks set out in section 2.142.6 apply to outdoor features, as though they are buildings

Words that are underlined see definitions in Schedule “A” of the Zoning Regulation Bylaw

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- b. Outdoor features may not exceed a height of 3.5m from natural grade or finished grade, whichever is lower