

PART 2.145 – R2-55 ZONE, DUPLEX WITH SECONDARY SUITE (CHAMBERLAIN) DISTRICT

2.145.1 Permitted Uses in this Zone

- a. Two family dwelling with no more than one secondary suite
- b. Uses permitted in the R1-B Zone, Single Family Dwelling District, subject to the regulations set out in Part 1.2 of the Zoning Regulation Bylaw
- c. Home occupation subject to the regulations in Schedule “D”
- d. Accessory buildings subject to the regulations in Schedule “F”

2.145.2 Lot Area

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|---|-------------------|
| a. <u>Site area</u> (minimum) | 709m ² |
| b. <u>Site area</u> for each <u>dwelling unit</u> (minimum) | 236m ² |
| c. <u>Lot width</u> (minimum average) | 15m |

2.145.3 Floor Area, Floor Space Ratio

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|---|-------------------|
| a. <u>Floor space ratio</u> (maximum) | 0.5 to 1 |
| b. Floor <u>area</u> per <u>dwelling unit</u> (minimum) | 46m ² |
| c. Floor <u>area</u> , for the first and second <u>storeys</u> combined (maximum) | 360m ² |
| d. Floor <u>area</u> , of all floor levels combined (maximum) | 380m ² |

2.145.4 Height, Storeys, Roof Decks

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| a. <u>Two family dwelling building</u> (maximum) | 7.6m in <u>height</u> and 2 <u>storeys</u> if the <u>building</u> does not have a <u>basement</u> |
| | 7.6m in <u>height</u> and 1 ½ <u>storeys</u> if the <u>building</u> has a <u>basement</u> |
| b. <u>Roof deck</u> | Not permitted |

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2.145.5 Setbacks, 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> |
| • steps and porch (maximum) | 3.5m |
| • bay windows (maximum) | 0.6m |
| b. <u>Rear yard setback</u> (minimum) | 10.7m or 35% of <u>lot depth</u> whichever is greater |
| 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 3.0m for one <u>side yard</u> when the lot is not serviced by a rear lane |
| d. Combined <u>side yard setback</u> (minimum) | 4.5m |
| e. <u>Side yard setbacks</u> on a flanking street 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 |

2.145.6 Site Coverage, Open Site Space

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| a. <u>Site Coverage</u> (maximum) | 40% |
| b. <u>Open site space</u> (minimum) | 30% of the <u>area</u> of the <u>lot</u> including 33% of the <u>rear yard</u> |

2.145.7 Vehicle Parking

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| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule “C” |
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2.145.6 Outdoor Features

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| a. The <u>setbacks</u> set out in section 2.145.5 apply to <u>outdoor features</u> , as though they are <u>buildings</u> |
| b. <u>Outdoor features</u> may not exceed a height of 3.5m from <u>natural grade</u> or <u>finished grade</u> , whichever is lower |