

PART 2.150 – R2-57 ZONE, TWO SINGLE FAMILY DWELLING (RICHMOND) DISTRICT

2.150.1 Permitted Uses in this Zone

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

- a. 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
- b. Notwithstanding Section 19 of the General Regulations, two single family dwellings are permitted on one lot subject to the regulations in this Part, with the following accessory use:

Roomers and/or Boarders up to a maximum of 4

2.150.2 Lot Area

- a. Lot area (minimum) 580m²
- b. Lot width (minimum) 15m average lot width

2.150.3 Floor Area

- a. Floor area, for the first and second storeys combined (maximum) 205m²
- b. Floor area, of all floor levels combined (maximum) 275m²

2.150.4 Height, Storeys

- a. Principal building height (maximum) 6.5m
- b. Storeys (maximum) 2
- c. Roof deck Not permitted

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

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2.150.5 Setbacks, Projections

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| a. <u>Front yard setback</u> (minimum) | 7.5m |
| Except for the following maximum projections into the setback: | |
| Steps less than 1.7m in <u>height</u> | 2.5m |
| • <u>porch</u> | 1.6m |
| b. <u>Rear yard setback</u> (minimum) | 1.5m |
| c. <u>Side yard setback</u> (north) (minimum) | 2.5m |
| d. <u>Side yard setback</u> (south) (minimum) | 3.6m |
| e. Combined <u>side yards</u> (minimum) | 4.5m |
| f. Eave projections into <u>setback</u> (maximum) | 0.75m |
| g. Separation space between <u>buildings</u> (minimum) | 3.0m |

2.150.6 Site Coverage

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| a. <u>Site Coverage</u> (maximum) | 35% |
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2.150.7 Outdoor Features

- The setbacks in section 2.150.5 apply to outdoor features as though they are buildings
- Outdoor features must not exceed a height of 3.5m from natural grade or finished grade, whichever is lower

2.150.8 Vehicle and Bicycle Parking

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| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule "C" |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule "C" |

Bylaw 19-054 adopted August 1, 2019