

PART 2.156 – R2-61 ZONE, WASHINGTON TOWNHOUSE DISTRICT

2.156.1 Permitted Uses in this Zone

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

Single family dwelling, subject to the regulations contained in Part 1.2

- a. Two family dwelling, subject to the regulations in this Part
- b. Attached dwelling, subject to the regulations in this Part
- c. Home occupation subject to the regulations in Schedule “D”
- d. Accessory Buildings subject to the regulations in Schedule “F”

2.156.2 Number of Buildings, Restrictions on Use

- a. Notwithstanding Section 19 of the General Regulations, more than one building is permitted on a lot subject to the regulations in this Part.
- b. No more than four self-contained dwelling units per attached dwelling.
- c. No more than one two family dwelling may be permitted on a lot.
- d. More than one attached dwelling may be located on a lot.
- e. One two family dwelling and more than one attached dwelling may be permitted on the same lot.

2.156.3 Lot Area and Width

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| a. <u>Lot area</u> (minimum) | 6031m ² |
| b. <u>Lot</u> width (minimum) | 70m |

2.156.4 Floor Space Ratio

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| a. <u>Floor space ratio</u> (maximum) | 0.78:1 |
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2.156.5 Height, Storeys

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| a. <u>Building height</u> (maximum) | 11.10m |
| b. <u>Storeys</u> (maximum) | 3 |

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2.156.6 Setbacks, Projections, Building Separations

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| a. <u>Front yard setback</u> (minimum) | 4m |
| b. <u>Rear yard setback</u> (minimum) | 5.50m |
| c. <u>Side yard setback</u> (north) (minimum) | 5.45m |
| d. <u>Side yard setback</u> (south) (minimum) | 3.40m |
| e. Eave projection (maximum) | 0.75m |
| f. East-West <u>building</u> separation distance, excluding <u>balcony</u> (minimum) | 6.70m |
| g. North-South <u>building</u> separation distance, excluding balcony (minimum) | 3m |

2.156.7 Site Coverage, Open Site Space

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| a. <u>Site Coverage</u> (maximum) | 40% |
| b. <u>Open site space</u> (minimum) | 39% |

2.157.8 Vehicle and Bicycle Parking

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| a. Vehicle parking (minimum) | Subject to the regulations in Schedule “C” |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |

Bylaw 21-006 adopted June 10, 2021