

PART 2.157 – R2-62 ZONE, TWO FAMILY DWELLING (ROBERTSON) DISTRICT

2.157.1 Permitted Uses in this Zone

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

- a. Uses permitted in the R1-G Zone, Gonzales Single Family Dwelling District, subject to the regulations set out in Part 1.6 of the Zoning Regulation Bylaw
- b. Two Family Dwelling with no more than two secondary suites as accessory uses

2.157.2 Lot Area, Floor Space Ratio

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|---------------------------------------|-------------------|
| a. <u>Lot area</u> (minimum) | 445m ² |
| b. <u>Floor space ratio</u> (maximum) | 0.6:1 |

2.157.3 Height, Storeys

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|---|---------------|
| a. Principal <u>building height</u> (maximum) | 7.6m |
| b. <u>Storeys</u> (maximum) | 2.5 |
| c. <u>Roof deck</u> | Not permitted |

2.157.4 Setbacks, Projections

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|--|-------|
| a. <u>Front yard</u> and <u>rear yard setback</u> (minimum) | 7.5m |
| Except for the following maximum projections into the <u>setback</u> : | |
| steps and porch | 3.5m |
| b. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 1.5m |
| c. Combined <u>side yard setbacks</u> (minimum) | 4.5m |
| d. Eave projections into <u>setbacks</u> (maximum) | 0.75m |

2.157.5 Site Coverage, Open Site Space

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|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 40% |
| b. <u>Open site space</u> (minimum) | 30% |

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2.157.6 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” |

2.157.7 Outdoor Features

- a. The setbacks set out in section 2.157.4 apply to outdoor features as though they are buildings
- b. Outdoor features may not exceed a height of 3.5m from natural grade or finished grade, whichever is lower

Bylaw 22-022 adopted February 10, 2022