

PART 2.158 – R2-S ZONE, TWO FAMILY DWELLING WITH SUITES DISTRICT

2.158.1 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. Two family dwelling with no more than two secondary suites
- c. Garage sales limited to no more than 2 in any year
- d. Home occupation subject to the regulations in Schedule “D”
- e. Accessory Buildings subject to the regulations in Schedule “F”

2.158.2 Lot Area

- a. Lot area (minimum) 555m²
- b. Lot width (minimum) 15m average lot width

2.158.3 Floor Area, Floor Space Ratio

- a. Total floor area (maximum) 306m²
- b. Floor space ratio (maximum) 0.5:1

2.158.4 Height, Storeys

- a. Principal building height (maximum) 7.6m
- b. Storeys (maximum) 2

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2.158.5 Setbacks, Projections

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| a. <u>Front yard setback</u> (minimum)
Except for the following maximum projections into the setback: | 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 | 3.5m |
| • Bay windows | 0.6m |
| b. <u>Rear yard setback</u> (minimum) | 7.5m |
| c. <u>Side yard setback</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. <u>Side yard setback</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 |
| e. Eave projections into <u>setbacks</u> (maximum) | 0.75m |

2.158.6 Site Coverage, Open Site Space

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

2.158.7 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 22-018 adopted September 22, 2022