

PART 2.160 – R2-64, SIMCOE DUPLEX PLUS DISTRICT

2.160.1 Definition

In this Part, “four unit cluster” means 2 two family dwellings on one lot

2.160.2 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone

- a. Four unit cluster subject to regulations in this Part
- b. Uses permitted in the R-2 Zone, Two Family Dwelling District, subject to the regulations set out in Part 2.1

2.160.3 Number of Buildings, Restrictions in Use

Notwithstanding Section 19 of the General Regulations, 2 two family dwellings are permitted on a lot subject to the regulations in this Part

2.160.4 Lot Area, Lot Width

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|-------------------------------|-------------------|
| a. <u>Lot area</u> (minimum) | 895m ² |
| b. <u>Lot width</u> (minimum) | 18m |

2.160.5 Floor Area, Floor Space Ratio

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|--|-------------------|
| a. <u>Floor space ratio</u> (maximum) | 0.7:1 |
| b. <u>Total Floor Area</u> for the first and second storeys of all <u>buildings</u> combined (maximum) | 572m ² |
| c. <u>Total Floor Area</u> , of all <u>buildings</u> combined (maximum) | 795m ² |

2.160.6 Height, Storeys, Roof Decks

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| a. <u>Building height</u> (maximum) | 7.6m |
| b. <u>Storeys</u> (maximum) | 2 <u>storeys</u> if the <u>building</u> does not have a <u>basement</u>

1 ½ <u>storeys</u> if the <u>building</u> has a <u>basement</u> |
| c. <u>Roof deck</u> | Not permitted |

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2.160.7 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 and <u>porch</u> (maximum) | 3.5m |
| - bay windows (maximum) | 0.6m |
| b. <u>Rear yard setback</u> (minimum) | 10.7m or 35% of lot depth whichever is greater |
| c. <u>Side yard setbacks</u> (minimum) | 1.5m or 10% of the lot width whichever is greater |
| d. Combined <u>side yard setbacks</u> (minimum) | 4.5m |
| e. <u>Building</u> separation distance, excluding <u>balcony</u> (minimum) | 7.5m |

2.160.8 Site Coverage, Open Site Space

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

2.160.9 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" |