

## PART 2.164 – R2-65 ZONE, Two Family Dwelling with Accessory Dwelling Unit DISTRICT

### 2.164.1 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 one of the following accessory uses:  
Accessory dwelling unit subject to the regulations of Schedule “M” as if it was a garden suite and the two family dwelling was a single family dwelling

### 2.164.2 Definitions

In this Zone:

- a. Accessory dwelling unit means a building attached to a foundation, used or designed as a self-contained dwelling unit located on a lot with a two family dwelling and does not include a strata lot.

### 2.164.3 Lot Area

- a. Lot area (minimum) 555m<sup>2</sup>
- b. Lot width (minimum) 15m average lot width

### 2.164.4 Floor Area, Floor Space Ratio for Two Family Dwelling

- a. Total floor area (maximum) 380m<sup>2</sup>
- b. Floor space ratio (maximum) 0.5:1

### 2.164.5 Height, Storeys for Two Family Dwelling, Roof Deck

- a. Building height (maximum) 7.6m
- b. Storeys (maximum) 2
- c. Roof deck Not permitted

### 2.164.6 Setbacks, Projections for Two Family Dwelling

- a. Front yard setback (minimum)  
Except for the following maximum projections into the setback:
  - i. Steps and porch 3.5m
  - ii. Bay windows 0.6m
- b. Rear yard setback (minimum) 7.5m
- c. Side yard setback from interior lot lines (minimum) 1.5m or 10% of the lot width, whichever is greater; and

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| d. <u>Side yard setback</u> on a flanking street for a <u>corner lot</u> (minimum) | 3.0m for one <u>side yard</u> when the lot is not serviced by a rear lane<br>3.5m or 10% of the <u>lot</u> width<br>whichever is greater |
| e. Eave projections into <u>setbacks</u> (maximum)                                 | 0.75m  |

### 2.164.7 Site Coverage, Open Site Space

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

### 2.164.8 Vehicle and Bicycle Parking

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| a. Vehicle parking | Subject to the regulations in Schedule "C" |
| b. Bicycle parking | Subject to the regulations in Schedule "C" |

### 2.164.9 Outdoor Features

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| a. The setbacks set out in Section 2.164.6 <u>apply</u> to <u>outdoor features</u> as though they are <u>buildings</u> .           |
| b. <u>Outdoor features</u> may not exceed a height of 3.5m from <u>natural grade</u> or <u>finished grade</u> , whichever is lower |

Bylaw 23-077 adopted October 12, 2023