

PART 2.165 – RT-2 ZONE, TRADITIONAL RESIDENTIAL (FRAME) ATTACHED DWELLING DISTRICT

2.165.1 Permitted Uses in this Zone

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

- a. Single family dwelling, subject to the regulations contained in Part 1.2
- b. Two family dwelling, subject to the regulations in Part 2.1
- c. Attached dwelling and semi-attached dwelling, subject to the regulations in this Part

2.165.2 Lot Area and Width

- a. Lot area (minimum) 920.00m²
- b. Lot width (minimum) 20.00m average lot width
- c. An attached dwelling or semi-attached dwelling may not be located on a lot with a lot area less than 920.0 m²

2.165.3 Density

- a. Floor space ratio (maximum) 1.02:1

2.165.4 Height, Storeys, and Roof Decks

- a. Principal building height (maximum) 10.5m
- b. Storeys (maximum) 3
- c. Roof deck Not permitted

2.165.5 Building Form and Size

- a. Number of self-contained dwelling units per attached dwelling (maximum) 4
- b. Floor area for a self-contained dwelling unit within an attached dwelling or semi-attached dwelling (minimum) 100 m²
- c. More than one semi-attached dwelling or attached dwellings may be located on a lot

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2.165.6 Setbacks

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| a. <u>Setback</u> from Shelbourne Street for lots bordering the west side of Shelbourne Street (minimum) | 10.7m |
| b. <u>Front yard setback</u> for all other <u>lots</u> (minimum) | 6.0m |
| c. <u>Rear yard setback</u> (minimum) | 4.0m |
| d. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 4.0m |
| e. <u>Side yard setback</u> on a flanking street for a <u>corner lot</u> (minimum) | 6.0m |
| f. Flanking <u>street setback</u> for a <u>corner lot</u> (minimum) | 6.0m |
| g. Separation space between buildings (minimum) | 5.0m |

2.165.7 Site Coverage, Open Site Space

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| a. <u>Site Coverage</u> (maximum) | 42% |
| b. <u>Open site space</u> (minimum) | 33% |

2.165.8 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 24-009 adopted April 11, 2024