

## PART 2.166 - R2-66 Zone, Two Family Dwelling with Suites (South Turner) District

### 2.166.1 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

### 2.166.2 Lot Area

- |                                       |                   |
|---------------------------------------|-------------------|
| a. <u>Lot area</u> (minimum)          | 520m <sup>2</sup> |
| b. <u>Lot width</u> (minimum average) | 15m               |

### 2.166.3 Floor Area, Floor Space Ratio

- |  |                   |
|--|-------------------|
| a. <u>Floor space ratio</u> (maximum)                                      | 0.55 to 1         |
| b. <u>Floor area</u> , for the first and second storeys combined (maximum) | 287m <sup>2</sup> |
| c. <u>Floor area</u> , of all floor levels combined (maximum)              | 416m <sup>2</sup> |

### 2.166.4 Height, Storeys, Roof Decks

- |   |               |
|---|---------------|
| a. Principal <u>building height</u> (maximum) | 8.1m          |
| b. <u>Storeys</u> (maximum)                   | 2             |
| c. <u>Roof deck</u>                           | Not permitted |

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### 2.166.5 Setbacks, Projections

- |  |       |
|--|-------|
| a. <u>Front yard setback</u> (minimum)                                 | 7.5m  |
| except for the following maximum projections into the <u>setback</u> : |       |
| o steps and <u>porch</u> (maximum)                                     | 3.5m  |
| o bay windows (maximum)  | 0.6m  |
| b. <u>Rear yard setback</u> (minimum)                                  | 10.0m |
| c. <u>Side yard setbacks</u> from interior <u>lot lines</u> (minimum)  | 1.5m  |
| d. Eave projections into <u>setbacks</u> (maximum)                     | 0.75m |

### 2.166.6 Site Coverage, Open Site Space

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

### 2.166.7 Vehicle and Bicycle Parking

- |                              |  |
|------------------------------|--|
| a. Vehicle parking (minimum) | Subject to the regulations in Schedule "C" |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule "C" |

Bylaw 24-004 adopted February 1, 2024

Words that are underlined see definitions in Schedule "A" of the Zoning Regulation Bylaw