

PART 2.168 – R2-S2 ZONE, TWO FAMILY DWELLING/SMALL LOT (TWO STOREY) DISTRICT

2.168.1 Permitted Uses

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

- a. Two family dwelling subject to the regulations in this Part
- b. Uses permitted in the R1-G Zone, Gonzales Single Family Dwelling District, subject to the regulations set out in Part 1.6 of the Zoning Regulation Bylaw

2.168.2 Site Area, Lot Width

- a. Lot area (minimum) 340m²
- b. Lot width (minimum) 11.75m average lot width

2.168.3 Floor Area of the Principal Building

- a. Floor space ratio (maximum) 0.53 to 1
- b. Floor area per dwelling unit (minimum) 46m²
- c. Floor area, for the first and second storeys combined (maximum) 280m²
- d. Floor area, of all floor levels combined (maximum) 380m²

2.168.4 Principal Building Height, Storeys, Roof Decks

- a. Residential, building (maximum) 7.6m in height and 2 storeys if the building does not have a basement
7.6m in height and 1½ storeys if the building has a basement
- b. Storeys (maximum) 2 storeys
- c. Roof deck Not permitted

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2.168.5 Setbacks and Projections

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| a. <u>Front yard setback</u> (minimum) | 7.5m |
| Except for the following maximum projections into the setback: | |
| • Steps less than 1.7m in <u>height</u> | 2.5m |
| • Porches and ramps | 2.5m |
| b. <u>Rear yard setback</u> (minimum) | 10.47m or 35% of <u>lot depth</u> whichever is greater |
| 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 |
| d. Eave projections into <u>setback</u> (maximum) | 0.75m |

2.168.6 Site Coverage, Open Site Space

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| a. <u>Site Coverage</u> (maximum) | 40% |
| b. <u>Open site space</u> (minimum) | 62% |

2.168.7 Vehicle and Bicycle Parking

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| a. Vehicle and bicycle parking | Subject to the regulations in Schedule "C" |
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Bylaw 24-042 adopted June 26, 2025