

SCHEDULE  
PART 2.21

R2-SJ ZONE, TWO FAMILY DWELLING SAN JOSE AVENUE DISTRICT

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| Permitted Uses        | 1  | All of the uses permitted in the R-2 Zone, Two Family Dwelling District are permitted in this zone.  |
| Site Area             | 2  | The minimum <u>area</u> of any <u>lot</u> shall be 418 m <sup>2</sup> .  |
| Setbacks              | 3  | The minimum <u>setback</u> from<br>(a) the front <u>lot line</u> shall be 3.66 m;<br>(b) from the rear <u>lot line</u> shall be 5.79 m;<br>(c) from the west <u>lot line</u> shall be .6 m;<br>(d) from the south <u>lot line</u> shall be 4.42 m. |
| Minimum Dwelling Area | 4  | Each <u>dwelling unit</u> in a <u>duplex</u> shall have at least 46 m <sup>2</sup> of floor space, exclusive of any floor space shared by its occupier in common with the occupier of any other <u>dwelling unit</u> .                             |
| Habitable Floor Space | 5  | The minimum habitable floor space in any <u>duplex</u> shall be 150 m <sup>2</sup> .   |
| Open Site Space       | 6  | At least 33% of the surface area of the <u>rear yard</u> shall be <u>open site space</u> .   |
|                       | 7  | At least 30% of the surface area of the <u>lot</u> shall be <u>open site space</u> .   |
| Parking               | 8. | No parking spaces may be located in any <u>front yard</u> .  |
| General Regulations   | 9  | Except as provided in this part, the regulations applicable in the R-2 Zone, Two Family Dwelling District apply in this zone.  |