

**PART 2.77 - R2-22 ZONE, GOVERNMENT DWELLING DISTRICT**

Uses	1	(1) Subject to subsection (2), all of the uses permitted in the R-2 Zone, Two Family Dwelling District are permitted in this Zone.
		(2) <u>Duplexes</u> and <u>multiple dwellings</u> are not permitted uses in this Zone.
Number of Dwellings	2	A <u>lot</u> may contain up to two <u>single family dwellings</u> .
Height	3	A <u>single family dwelling</u> must not exceed 7.6 m nor 1.5 <u>storeys</u> in <u>height</u> .
Floor Area	4	Sections 5(3)(d) and (e) of the Part 2.1 regulations for <u>total floor area</u> in the R-2 Zone, Two Family Dwelling District, do not apply in this Zone.
Floor Space Ratio	5	The total <u>floor space ratio</u> for all <u>buildings</u> on a <u>lot</u> must not exceed 0.55 to 1.
Lot Coverage	6	The <u>site coverage</u> must not exceed 30%.
Siting	7	<u>Accessory buildings</u> may be located in a <u>side yard</u> if they are located at least 30 m from the <u>front lot line</u> .
Setback	8	The setback from a <u>rear lot line</u> must be at least 7.5 m.
General	9	Except as provided in this Part, the regulations applicable in the R-2 Zone, Two Family Dwelling District apply in this Zone.