

PART 2.79 - R2-23 ZONE, CEDAR HILL DWELLING DISTRICT

Uses	1	All of the uses permitted in the R-2 Zone, Two Family Dwelling District, are permitted in this Zone.
Number of Dwellings	2	A <u>lot</u> must not contain more than 2 <u>single family dwellings</u> .
Height	3	The <u>height</u> of a <u>single family dwelling</u> must not exceed 4.5m nor one <u>storey</u> if that dwelling is located in a <u>rear yard</u> .
Floor Space Ratio	4	The <u>floor space ratio</u> for the sum of the <u>total floor areas</u> of all <u>single family dwellings</u> must not exceed 0.3 to 1.
Lot Coverage	5	The <u>site coverage</u> must not exceed 25%.
Setbacks	6	The <u>setback</u> from a <u>rear lot line</u> must be at least 16m.
General	7	Except as provided in this Part, the regulations applicable in the R-2 Zone, Two Family Dwelling District, apply in this Zone.