

**PART 2.82 - R2-25 ZONE, CALEDONIA DUPLEX DISTRICT**

Uses	1	The following uses are the only uses permitted in this Zone:  (a) one <u>single family dwelling</u> and its <u>accessory uses</u> ;  (b) one <u>duplex</u> and its <u>accessory uses</u> ;  (c) <u>home occupations</u> .
Number of Buildings	2	A <u>lot</u> may contain more than one <u>building</u> .
Lot Area	3	A <u>lot</u> must have an <u>area</u> of at least 150 m <sup>2</sup> for every <u>dwelling unit</u> on that <u>lot</u> .
Height	4	A <u>building</u> must not exceed 7.5m in <u>height</u> .
Floor Area	5	The sum of the <u>total floor areas</u> of all <u>buildings</u> on a <u>lot</u> must not exceed 270m <sup>2</sup> .
Lot Coverage	6	The <u>site coverage</u> must not exceed 40%.
Open Space	7	<u>Open site space</u> must be at least 28%.
Setbacks	8	(1) The <u>setback</u> from a <u>street</u> must be at least 4.5m.  (2) <u>Setbacks</u> are not required from <u>rear lot lines</u> and from <u>lot lines</u> along <u>side yards</u> .
Parking	9	There must be at least 2 parking spaces on a <u>lot</u> .
Outdoor Features	10	(a) The <u>setbacks</u> set out in sections 8 apply to <u>outdoor features</u> as though they are <u>buildings</u>  (b) <u>Outdoor features</u> may not exceed a height of 3.5m from <u>natural grade</u> or <u>finished grade</u> , whichever is lower”