

PART 2.98 - R2-34 ZONE, CAMBRIDGE DUPLEX DISTRICT

Uses	1	All of the uses permitted in the R-2 Zone, Two Family Dwelling District, are permitted in this zone.
Lot area	2	The <u>area</u> of a <u>lot</u> must be at least 480 m ² .
Number of dwelling units	3	A <u>lot</u> must not contain more than one <u>dwelling unit</u> for every 240 m ² of <u>area</u> of the <u>lot</u> .
Height	4	A <u>building</u> must not exceed 2 storeys plus a <u>basement in height</u> .
Floor Area	5	The <u>total floor area</u> of a <u>building</u> must not exceed 410 m ² .
Floor space ratio	6	The <u>floor space ratio</u> <ol style="list-style-type: none"> (a) for the <u>total floor area</u> of a <u>building</u> must not exceed 0.85 to 1; (b) for that part of <u>total floor area</u> that is the sum of the <u>gross areas</u> of the first and second storeys of a <u>building</u>, must not exceed 0.6 to 1.
Setbacks	7	The <u>setback</u> must be at least <ol style="list-style-type: none"> (a) 6.5 m from Cambridge Street; (b) 5 m from a <u>rear lot line</u>; (c) 2.4 m from a north <u>lot line</u>; (d) 1.5 m from a south <u>lot line</u>.
Parking	8	The follow regulations apply to parking: <ol style="list-style-type: none"> (a) A <u>lot</u> must contain at least 2 parking spaces. (b) No more than one parking space may be located in a <u>front yard</u>.
General	9	Except as provided in this Part, the regulations applicable in the R-2 Zone, Two Family Dwelling District, apply in this Zone.