7.7 **R-2 Zone – Two Unit Residential**

**Intent:** To provide a zone for a duplex (two dwelling units contained in one building) and compatible uses on serviced urban lots. [Low Density Residential at approximately 25 units per gross hectare (10 units per acre)].

**Uses Permitted**
- 1. One of either of the following uses and no others are permitted in the R-2 Zone:
  - Principal Uses
    - 1. One Single Detached Dwelling
    - 2. One Duplex
  - Accessory Uses
    - 2. The following uses and no others are permitted as accessory to the principal uses in the R-2 Zone:
      - 1. Bed and breakfast;
      - 2. Home Based Business, Type I (Minor)

**Lot Area**
- 3. The minimum lot area is **400 m² (4,305.6 ft²)** per dwelling unit.

**Lot Dimensions**
- 4. The minimum lot dimensions on subdivision are:

<table>
<thead>
<tr>
<th>Width (Single Detached Dwelling)</th>
<th>12.0m (39.4 ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Width (Duplex)</td>
<td>20.0m (65.6 ft)</td>
</tr>
<tr>
<td><strong>Width (Duplex with party wall agreement</strong>)**</td>
<td>10.0m (32.8 ft)</td>
</tr>
<tr>
<td>Depth</td>
<td>30.0m (98.4 ft)</td>
</tr>
</tbody>
</table>

**Density**
- Maximum density of 2 dwelling units per lot.

**Lot Coverage**
- 5. The maximum lot coverage is **50%**.
- 6. Maximum size of an accessory building is **70 m² (753 ft²)**.
- 7. Maximum of two (2) accessory buildings permitted per lot.

**Setback Requirements**
- Minimum setback requirements are as follows:
- 8. Principal building:
  - Front yard | 6.0m (19.7 ft)
  - Rear yard  | 7.5m (24.6 ft)
  - Interior Side yard | 1.5m (4.9 ft)
  - **Interior Side yard where there is a party wall agreement** | 0.0m (0.0 ft)
  - Exterior Side yard | 4.5m (14.8 ft)

- 9. Accessory buildings and structures, except Garden Suites:
**R-2 ZONE – Two Unit Residential**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard</td>
<td>6.0m  (19.7ft)</td>
</tr>
<tr>
<td>Rear yard</td>
<td>1.5m  (4.9ft)</td>
</tr>
<tr>
<td>Interior Side yard</td>
<td>1.5m  (4.9ft)</td>
</tr>
<tr>
<td>Exterior Side yard</td>
<td>4.5m  (14.8ft)</td>
</tr>
</tbody>
</table>

**Setback Exceptions**

.10 A garage or portion of a building used as a garage shall be located so that the garage door is set back a minimum of 5.0m (19.7ft), measured perpendicular from the garage door to any physical obstruction.

.11 Where the lot width exceeds the lot depth, the minimum rear yard setback shall be 4.5 m (14.8ft).

**Height**

.12 Maximum building heights are as follows:

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Detached Dwellings</td>
<td>9.1m (29.9ft)</td>
</tr>
<tr>
<td>Accessory buildings and structures</td>
<td>4.5m (14.8ft)</td>
</tr>
</tbody>
</table>