

R-2 ZONE – Two Unit Residential

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 (4,305.6ft²) per dwelling unit.**

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

Width (Single Detached Dwelling)	12.0m (39.4ft)
Width (Duplex)	20.0m (65.6ft)
Width (Duplex with party wall agreement**)	10.0m (32.8ft)
Depth	30.0m (98.4ft)

**** Party wall agreement must be registered on the titles of both lots.**

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 70m² (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 (19.7ft)
Rear yard	7.5m (24.6ft)
Interior Side yard	1.5m (4.9ft)
Interior Side yard where there is a party wall agreement	0.0m (0.0ft)
Exterior Side yard	4.5m (14.8ft)

.9 Accessory buildings and structures, except Garden Suites:

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District of Peachland

R-2

Front yard	6.0m (19.7ft)
Rear yard	1.5m (4.9ft)
Interior Side yard	1.5m (4.9ft)
Exterior Side yard	4.5m (14.8ft)

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 6.0m (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:

Single Detached Dwellings	9.1m (29.9ft)
Accessory buildings and structures	4.5m (14.8ft)