

# 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 m<sup>2</sup> (4,305.6ft<sup>2</sup>) per dwelling unit.**

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

<b>Width (Single Detached Dwelling)</b>	<b>12.0m (39.4ft)</b>
Width (Duplex)	20.0m (65.6ft)
<b>Width (Duplex with party wall agreement**)</b>	<b>10.0m (32.8ft)</b>
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 70m<sup>2</sup> (753 ft<sup>2</sup>).
  - .7 Maximum of two (2) accessory buildings permitted per lot.

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## 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)
<b>Interior Side yard where there is a party wall agreement</b>	<b>0.0m (0.0ft)</b>
Exterior Side yard	4.5m (14.8ft)

.9 Accessory buildings and structures, except Garden Suites:

Front yard	<b>6.0m (19.7ft)</b>
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)