

803 RESIDENTIAL TWO UNIT ZONE

INTENT

803.1 The intent of the Residential Two Unit Zone is to accommodate single-detached dwellings and two-unit dwellings on medium-sized lots.

PERMITTED USES

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| 803.2 | <p style="text-align: center;">Permitted Uses Table for R2 Zone</p> <p>(1) Primary Uses</p> <ul style="list-style-type: none"> (a) Community Care Facility (b) Public Park and Playground (c) Dwelling, Single Unit (d) Dwelling, Two Unit <p>(2) Secondary uses</p> <ul style="list-style-type: none"> (a) Accessory Buildings and Structures (b) Accessory Use (c) Home Occupation, Urban (d) Urban Hens |
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DEVELOPMENT REGULATIONS

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| 803.3 | Development Regulations Table for R2 Zone | |
| | Column I | Column II |
| | (1) Maximum number of Buildings per lot | (a) One 'Dwelling, Single Unit' or One 'Dwelling, Two Unit' |
| | (2) Minimum Building Width | (a) Principal Building – 6.0 m (19 ft.-8 in.) |
| | (3) Minimum Lot Area for construction, conversion or strata titling of a Dwelling, Two Unit | (a) 1,021.93 m ² (11,000 sq. ft.) for Lots 1-14, Plan 9664 (b) For all other lots, either: (i) 1,200 m ² (12,916.6 sq. ft.) with community sewer; or (ii) 1.0 ha (2.47 ac.) without community sewer |
| | (4) Maximum Building Area | (a) Accessory Buildings and Structures – up to 10% of the parcel size but cannot exceed the size of the principal building or 185.8 m ² (1,999.9 sq. ft.), whichever is less |
| | (5) Minimum setbacks (front lot line) | (a) Principal Building – 7.5 m (24 ft.-7 in.) (b) Garages or carports either attached to a principal building or detached on lots exceeding 20% average natural slope – 4.5 m (14 ft.-9 in.) |
| | (6) Minimum setbacks (rear lot line) | (a) Principal Building – 7.5 m (24 ft.-7 in.) (b) Accessory Buildings and Structures – 2.0 m (6 ft.-7 in.) |

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| (7) Minimum setbacks (interior lot line) | (a) 2.0 m (6 ft.-7 in.) |
| (8) Minimum setbacks (exterior lot line) | (a) 5.0 m (16 ft.-5 in.) |
| (9) Height (maximum) | (a) Principal Building – 8.0 m (26 ft.-3 in.) (b) Accessory Buildings and Structures – 5.0 m (16 ft.-5 in.) |
| (10) Lot coverage (maximum) | (a) 35% of the lot area for all buildings and structures (b) Plus 15% for hard-surfaced areas |
| (11) Minimum floor area | (a) The floor area for a single dwelling unit shall be not less than 90 m ² (968.7 sq. ft.) (b) The floor area for a two unit dwelling shall be not less than 60 m ² (645.8 sq. ft.) per dwelling unit. |

SUBDIVISION REGULATIONS

803.4

| Subdivision Regulations Table for R2 Zone | |
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| Column I | Column II |
| (1) Lot area (minimum) | (a) Dwelling, Single Unit on a lot serviced by community water and community sewer – 835 m ² (8,987.9 sq. ft.) (b) Dwelling, Single Unit on a lot serviced by community water and septic tank – 1.0 ha (2.47 ac.) (c) Dwelling, Two Unit on a lot serviced by community water and community sewer – 1,200 m ² (12,916.6 sq. ft.) (d) Dwelling, Two Unit on a lot serviced by community water and septic tank – 1.0 ha (2.47 ac.) |
| (2) Lot frontage (minimum) | (a) Dwelling, Single Unit– 23.0 m (75 ft.-5 in.) (b) Dwelling, Single Unit on a corner lot – 24.5 m (80 ft.-5 in.) (c) Dwelling, Two Unit – 27.0 m (88 ft.-7 in.) (d) Dwelling, Two Unit on a corner lot – 28.5 m (93 ft.-6 in.) |

OTHER REGULATIONS

803.6 Urban hens are not permitted on lots less than 835 m² (8,987.9 sq. ft.) in area.

803.6 Where permitted, the keeping of Urban Hens shall be in compliance with section 322.1.