

SECTION 7 - RESIDENTIAL 2 (R2)

The intent of this Zone is to accommodate single-family, two-family, and townhouse dwellings.

7.1 Permitted Uses

The following uses and no others are permitted:

- (a) Single-family dwelling, including mobile homes
- (b) Two-family dwelling
- (c) Townhouse dwelling
- (d) Home Occupation
- (e) A boarding use
- (f) Accessory building and structure

7.2 Minimum Parcel Size

- (1) The minimum parcel size for a single-family dwelling shall be as follows:
- (a) 558 square meters (6,015 square feet) with community water and community sewer
 - (b) 669 square meters (7,212 square feet) with community water only (see Section 4.15)
 - (c) 1,672 square meters (18,024 square feet) with neither community water nor community sewer (see Section 4.15)
- (2) The minimum parcel size for a two family dwelling should be:
- (a) 642 square meters (6,980 square feet) with community water and community sewer
 - (b) 892 square meters (9,700 square feet) with community water only
 - (c) 3,334 square meters (36,350 square feet) with neither community water nor sewer.
- (3) *The minimum parcel size for a townhouse dwelling should be 1,116 square meters (12,030 square feet).*

Deleted June 6, 1994 – Bylaw No. 619, 1994

- (3) **The minimum parcel size for a townhouse dwelling should be 960 square meters (10,333 square feet).**

Added June 6, 1994 – Bylaw No. 610, 1994

7.3 Minimum Frontage

The minimum frontage shall be as follows:

- (a) Single family dwelling - 15 meters (50 feet)
- (b) Two family dwelling - 18 meters (60 feet)
- (c) *Townhouse dwelling - 30 meters (100 feet)*

Deleted June 6, 1994 – Bylaw No. 619, 1994

- (d) **Townhouse dwelling** - 28.96 meters (95 feet)

Added June 6, 1994 – Bylaw No. 619, 1994

7.4 Maximum Density

The maximum density for a townhouse dwelling shall be 40 units per ha (16 units per acre).

7.5 Height of Buildings

- (1) No single family or two family dwelling shall exceed a height of 8 meters (26.5 feet).
- (2) No townhouse dwelling shall exceed a height of 9 meters (29.5 feet).
- (3) No accessory building shall exceed a height of 4 meters (13 feet).

7.6 Width of Building

No single family dwelling, two family dwelling, or townhouse dwelling shall be less than a width of 6 meters (20 feet).

7.7 Lot Coverage

All buildings and structures shall not cover more than the following percentage of the lot:

- | | | | |
|-----|------------------------|---|-----|
| (a) | single-family dwelling | - | 45% |
| (b) | two family dwelling | - | 50% |
| (c) | townhouse dwelling | - | 55% |

with accessory buildings and structures not exceeding 10% of the area of the lot.

7.8 Siting Requirements

- (1) Single family/two family dwellings:
 - (a) Front Lot Line Setback: No building shall be located within 3 meters (10 feet) of the front lot line.
 - (b) Site Side Lot Line Setback: No building shall be located within 1.5 meters (5 feet) of the side lot line.

Amended Feb. 5, 1996 – Bylaw No. 657, 1995

- (c) Rear Lot Line Setback: No building shall be located within 3 meters (10 feet) of the rear lot line.
- (d) **Not withstanding the provisions of sub-section (b), above, interior side lot line setback:**

No interior side lot line setback shall be required where a single unit of a two family, semi-detached dwelling shares a common (party) wall with another single unit of the same dwelling on the interior lot line.

Added Feb. 5, 1996 – Bylaw No. 657, 1995

(2) Townhouse dwelling:

- (a) Front Lot Line Setback: No building shall be located within 3 meters (10 feet) of a front lot line.
- (b) Side Lot Line Setback: No building shall be located within 3 meters (10 feet) of a side lot line.
- (c) Rear Lot Line Setback: No building shall be located within 3 meters (10 feet) of a rear lot line.

(3) Accessory buildings:

- (a) Front Lot Line Setback: No building shall be located in front of the front face of the principal building.
- (b) Side Lot Line Setback: No building shall be located within 1 meter (3.3 feet) of a side lot line.
- (c) Rear Lot Line Setback: No building shall be located within 1 meter (3.3 feet) of a rear lot line.

7.9 Fencing

Fencing shall be provided in accordance with the requirement as specified in Section 4.6.

7.10 Off-Street Parking

Off-street parking shall be provided in accordance with requirements as specified in Section 20.