

Section 3.4.112

**RESIDENTIAL 2****R2**

**Purpose:** To provide a low density zone that will accommodate a diversity of housing types intended to fit into the residential zones of the uptown area, which includes single-detached dwelling, duplex, houseplex and ancillary dwelling units.

**Permitted Uses**

- a) Single Detached Dwelling
- b) Duplex
- c) Houseplex

**Accessory Uses**

- d) Ancillary Dwelling Unit
- e) Home Occupation
- f) Bed and Breakfast

**Maximum Number and Size of Buildings and Structures**

Accessory buildings	- combined floor area of 75m <sup>2</sup>
Maximum number of dwelling units per parcel	4
Height	
- Single Detached Dwelling or Duplex	9.0m
- Flat roof	8.0m
- Houseplex	11.0m
- Flat roof	10.0m
- Ancillary Dwelling Unit	6.5m
- Accessory Building	4.5m
Parcel coverage	55%

**Minimum Setback Requirements**

## Front lot line

- Ancillary Dwelling Unit
  - Less than 8.0m in width and under 6.5m in height 2.0m
  - More than 8.0m in width or 6.5m in height 4.0m
- Houseplex
  - Less than 8.0m in width and under 6.5m in height 2.0m
  - More than 8.0m in width and 6.5m in height 4.0m
- Front facing garage 6.0m
- Duplex or Single Detached Dwelling 6.0m

## Rear lot line

- Portion of an Ancillary Dwelling Unit not more than 8.0m in width and 6.5m in height 2.0m
- Portion of a Houseplex not more than 8.0m in width and 6.5m in height 2.0m
- Houseplex 6.0m
  - Rear-facing garage 2.0m
- Duplex or Single Detached Dwelling 6.0m
- Accessory Building (floor area no more than 10m<sup>2</sup> and no more than 3m in height) 0m

Exterior side lot line (6.0m sight triangle to be maintained)

- Houseplex	4.0m
- Single Detached Dwelling or Duplex	4.5m
- Ancillary Dwelling Unit	2.0m
- Accessory Building	4.0m
Interior side lot line	1.5m
- Accessory buildings (Floor area no more than 10 m <sup>2</sup> and no more than 3	0.0m

**Provided** that the aggregate total of the minimum distances from each interior side lot line to the principal building shall not be less than 4.5m.

**Except:**

- a) where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3 of General Regulations shall apply
- b) that any roof overhang, eave, cornice or gutter may project up to a maximum of 1.0m into any required setback area.