

Section 6.4.72

RESIDENTIAL 2

R2

Permitted Uses and Minimum Site Area

Permitted Use	Required Site Area
a) Residential Use - single family dwelling unit	n/a
- duplex	n/a
- two single family dwellings	2500 m ²
b) Home Occupation Use	n/a
c) Bed and Breakfast (within single family dwelling only)	

Maximum Number and Size of Buildings and Structures

Accessory buildings	- combined floor area of 75 m ²
Dwelling units/parcel	2
Height	
-Principal building	
- Interior heated space	7.3 m
- Ridge of gable, hip or gambrel sloped roof	9.0 m
- Mansard roof	
- deck line	8.0 m
- top or roof	9.0 m
- Flat roof	8.0 m
-Accessory building	4.5 m
Parcel coverage	35%

Minimum Setback Requirements

Front lot line	8.0 m
Rear lot line	
-Principal building	3.0 m
-Accessory building	
-Floor area more than 10 m ² or over 3 m in height and	
- Rear lot line abuts lane	2.5 m
- Rear lot does not abut lane	1.5 m
-Floor area no more than 10 m ² and over 3 m in height	0 m
Exterior side lot line	4.5 m
Interior side lot line	
-Principal building	1.5 m
-Accessory buildings	
-Floor area more than 10m ² or over 3m in height	1.5 m
-Floor area no more than 10m ² and no more than 3m in height	0 m
Interior side lot line adjacent to a lane	3.0 m

Provided

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

Except:

where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3 of this Part shall apply.