

4.5 RESIDENTIAL TYPE TWO (R2) ZONE

No **person** shall within a Residential Type Two (R2) **Zone**, **use** any land or **erect**, alter or **use** any **building** or **structure** except in accordance with the following:

4.5.1 Permitted Uses

- a) single detached dwelling
- b) semi-detached dwelling
- c) duplex dwelling
- d) townhouse dwelling
- e) triplex dwelling
- f) fourplex dwelling
- g) apartment dwelling
- h) group home
- i) home occupation
- j) boarding house
- k) community garden

4.5.2 Regulations for Single Detached Dwellings

- a) Single detached dwellings shall meet the Regulations for Permitted Uses for the R1 **Zone**.

4.5.3 Regulations for Semi-Detached, Duplex, Triplex, Fourplex, Townhouse, Dwellings

- a) Minimum **Lot Area** 240 m² per unit
- b) Minimum **Lot Frontage** 8.0 m per unit
- c) Minimum Yard Requirements
 - Front Yard 7.5 m
 - Interior Side Yard
 - with attached wall nil
 - without attached wall 2.5 m
 - Exterior Side Yard 3.5 m
 - Rear Yard 7.5 m
- d) Maximum **Lot Coverage** 50%
- e) Minimum **Landscaped Open Space** 20%
- f) Maximum Height of Building 12 m
- g) Minimum Floor Area 70 m²

4.5.4 Regulations for an Apartment Dwelling

- a) Minimum **Lot Area** 240 m² per unit for first 4 units plus 93 m² for every unit thereafter
- b) Minimum **Lot Frontage** 30 m
- c) Minimum **Yard** Requirements
 - Front Yard** 7.5 m
 - Interior Side Yard** 4.5 m or half the **building** height; whichever is greater
 - Exterior Side Yard** 7.5 m
 - Rear Yard** 7.5 m
- d) Maximum **Lot Coverage** 50%

- e) Minimum **Landscaped Open Space** 30%
- f) Maximum **Height of Building** 15 m
- g) The minimum floor area of **apartment dwelling** units, shall be as follows:
 - Bachelor 28 m²
 - 1 bedroom 37 m²
 - 2 bedroom 55 m²
 - 3 or more bedrooms 65 m²

4.5.5 Regulations for a Boarding House

- a) Minimum **Lot Area** 650 m²
- b) Minimum **Lot Frontage** 21 m
- c) Minimum **Yard** Requirements
 - Front Yard** 7.5 m
 - Interior Side Yard** 4.5 m or half the building height; whichever is greater
 - Exterior Side Yard** 7.5 m
 - Rear Yard** 7.5 m
- d) Maximum **Lot Coverage** 50%
- e) Minimum **Landscaped Open Space** 20%
- f) Maximum Height of Building 12 m