

PART 2.168 – R2-S2 ZONE, TWO FAMILY DWELLING/SMALL LOT (TWO STOREY) DISTRICT

2.168.1 Permitted Uses

The following uses are the only uses permitted in this Zone:

- a. Two family dwelling subject to the regulations in this Part
- b. Uses permitted in the R1-G Zone, Gonzales Single Family Dwelling District, subject to the regulations set out in Part 1.6 of the Zoning Regulation Bylaw

2.168.2 Site Area, Lot Width

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| a. <u>Lot area</u> (minimum) | 340m ² |
| b. <u>Lot width</u> (minimum) | 11.75m average <u>lot width</u> |

2.168.3 Floor Area of the Principal Building

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|--|-------------------|
| a. <u>Floor space ratio</u> (maximum) | 0.53 to 1 |
| b. Floor <u>area</u> per <u>dwelling unit</u> (minimum) | 46m ² |
| c. Floor <u>area</u> , for the first and second storeys combined (maximum) | 280m ² |
| d. Floor <u>area</u> , of all floor levels combined (maximum) | 380m ² |

2.168.4 Principal Building Height, Storeys, Roof Decks

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|---|---|
| a. <u>Residential, building</u> (maximum) | 7.6m in <u>height</u> and <u>2 storeys</u> if the <u>building</u> does not have a <u>basement</u>
7.6m in <u>height</u> and <u>1½ storeys</u> if the <u>building</u> has a <u>basement</u> |
| b. Storeys (maximum) | 2 storeys |
| c. Roof deck | Not permitted |

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2.168.5 Setbacks and Projections

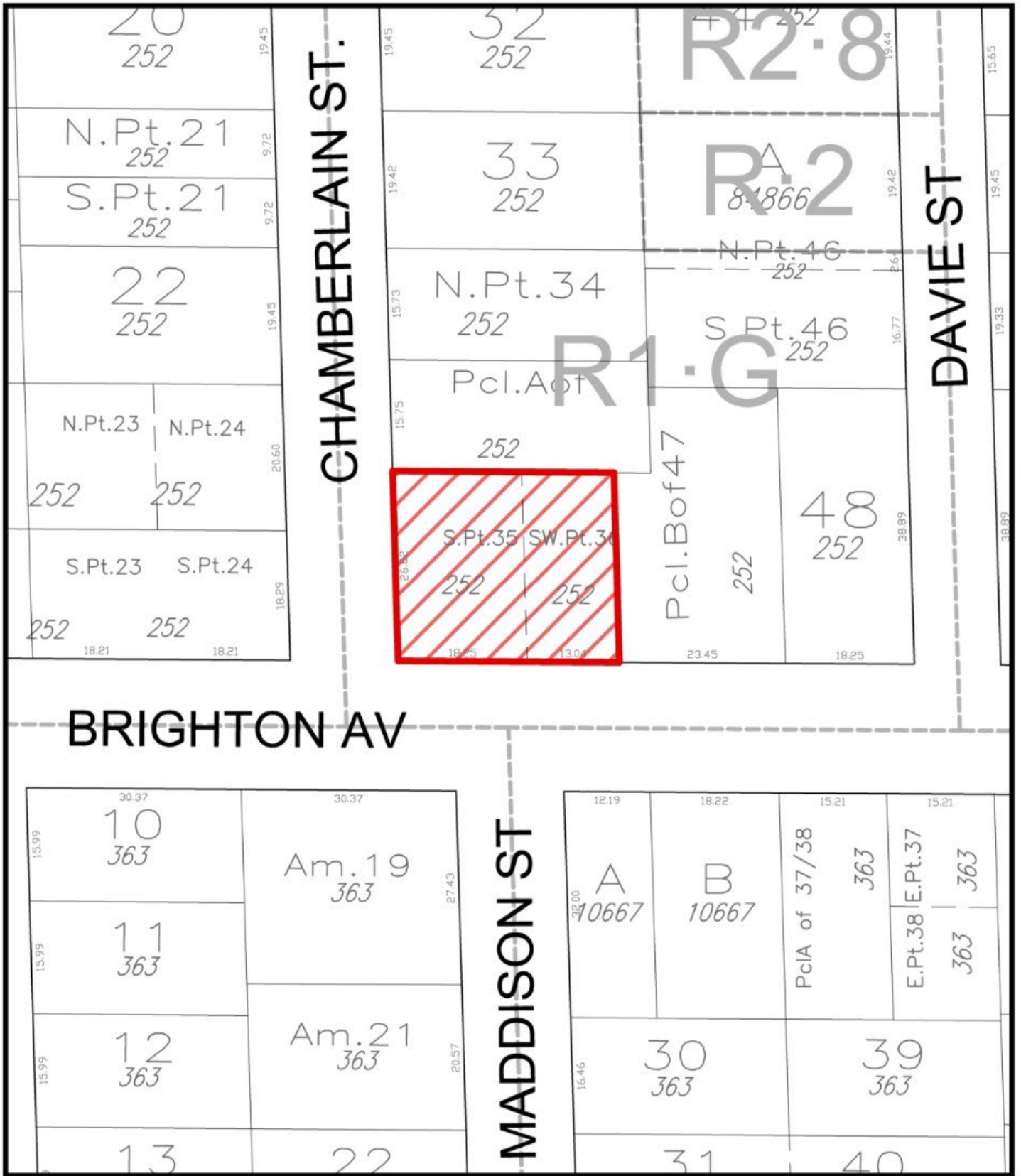
- | | |
|--|--|
| a. <u>Front yard setback</u> (minimum) | 7.5m |
| Except for the following maximum projections into the setback: | |
| • Steps less than 1.7m in <u>height</u> | 2.5m |
| • Porches and ramps | 2.5m |
| b. <u>Rear yard setback</u> (minimum) | 10.47m or 35% of <u>lot depth</u> whichever is greater |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 1.5m or 10% of the <u>lot</u> width whichever is greater |
| d. Eave projections into <u>setback</u> (maximum) | 0.75m |

2.168.6 Site Coverage, Open Site Space

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| a. <u>Site Coverage</u> (maximum) | 40% |
| b. <u>Open site space</u> (minimum) | 62% |

2.168.7 Vehicle and Bicycle Parking

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| a. Vehicle and bicycle parking | Subject to the regulations in Schedule "C" |
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1005 Chamberlain Street
Rezoning No.00834

