

SECTION 7.3 : Standards for the Urban Residential ‘R2’ Zone

TABLE SEVEN

STANDARDS FOR THE URBAN RESIDENTIAL TWO ‘R2’ ZONE

ZONE PROVISIONS	<i>Single Detached Dwelling</i>	<i>Semi-detached Dwelling</i>	<i>Duplex Dwelling</i>	<i>Triplex Dwelling</i>	<i>Fourplex Dwelling</i>	<i>Nursing or Retirement Home</i>
<i>Minimum Lot Frontage:</i> ⇒ for an <i>interior lot</i> ⇒ for a <i>corner lot</i>	15.0 m. 17.4 m.	10 m. per unit 14.5 m. per unit	20.0 m. 26.0 m.	23.0 m. 29.0 m	30.0 m. 36.0 m.	30.0 m. 36.0 m.
<i>Minimum Lot Area:</i>	400.0 sq. m.	300 sq. m. per unit	600 sq. m.	695 sq. m.	1000 sq. m.	1000 sq. m.
<i>Maximum Lot Coverage</i>	40 percent	40 percent	40 percent	40 percent	45 percent	50 percent
<i>Minimum Landscaped Area</i>	30 percent	30 percent	30 percent	30 percent	30 percent	30 percent
<i>Maximum Residential Density</i>	N/A	N/A	N/A	N/A	N/A	24.5 units per <i>net hectare</i>
<i>Minimum Front Yard</i>	4.5 m. (2) (3)	4.5 m. (2) (3)	6.0 m. (3)	6.0 m. (3)	6.0 m. (3)	6.0 m. (3)
<i>Minimum Exterior Side Yard</i>	2.4 m. (2) (3)	4.5 m. (2) (3)	6.0 m. (3)	6.0 m. (3)	6.0 m. (3)	6.0 m. (3)
<i>Minimum Interior Side Yard</i>	1.2 m. (1) (3)	1.2 m. on one side Nil on the attached side (7)	1.2 m. (1) (3)	4.5 m. (3)	6.0 m. (3)	6.0 m. (3)
<i>Minimum Rear Yard</i>	7.5 m. (3)	7.5 m. (3)	7.5 m. (3)	7.5 m. (3)	9.0 m. (3)	9.0 m. (3)

ZONE PROVISIONS	<i>Single Detached Dwelling</i>	<i>Semi-detached Dwelling</i>	<i>Duplex Dwelling</i>	<i>Triplex Dwelling</i>	<i>Fourplex Dwelling</i>	<i>Nursing or Retirement Home</i>
<i>Maximum Height:</i>						
⇒ <i>main building</i>	11.0 m.	11.0 m.	11.0 m.	11.0 m.	11.0 m.	11.0 m.
⇒ <i>accessory building</i>	4.5 m.	4.5 m.	4.5 m.	4.5 m.	4.5 m.	4.5 m.
<i>Maximum Garage Width</i>	6.1 m.	3.5 m.	6.1 m.	9.0 m.	12.0 m.	N/A
<i>Maximum Driveway Width</i>	6.1 m.	3.5 m.	6.1 m.	6.1 m.	6.1 m.	N/A

TABLE SEVEN - EXPLANATION OF SPECIAL PROVISIONS (#)
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| <p>(1) The minimum required <i>interior side yard</i> is 3.5 metres if the <i>side yard</i> contains a <i>driveway</i> accessing a <i>private garage</i> located in the <i>rear yard</i> of the <i>lot</i> that is accessed by a <i>driveway</i> crossing the <i>front lot line</i>.</p> |
| <p>(2) The wall of a <i>private garage</i> that contains the opening for vehicular access shall be set back a minimum of 6.0 metres from the <i>lot line</i> the <i>driveway</i> crosses to access the <i>private garage</i>.</p> |
| <p>(3) No part of a <i>main building</i> shall be constructed within 10.0 metres of an Environmental Protection (EP) Zone boundary, or a <i>top-of-bank</i> as defined in Section 2 of this By-law.
No part of an <i>accessory building or structure</i> shall be constructed within 7.5 metres of an Environmental Protection (EP) Zone boundary, or a <i>top-of-bank</i> as defined in Section 2 of this By-law.</p> |