

7.3 Standards for the Urban Residential (R2) Zone

Table 7 - Standards for the Urban Residential (R2) Zone

Standards for the (R2) Zone			
Zone Provisions	<i>Single Detached Dwelling</i>	<i>Semi-Detached Dwelling</i>	<i>Duplex Dwelling</i>
Minimum <i>Lot Frontage</i> : <ul style="list-style-type: none"> • <i>Interior lot</i> • <i>Corner lot</i> 	15.0 metres 17.4 metres	10 metres/unit 14.5 metres/unit	20.0 metres 26.0 metres
Minimum <i>Lot Area</i>	340.0 m ²	300 m ² /unit	600 m ²
Maximum <i>Lot Coverage</i>	40 %	40 %	40 %
Minimum <i>Landscaped Open Space</i>	30 %	30 %	30 %
Maximum Residential Density	N/A	N/A	N/A
Minimum <i>Front Yard</i>	4.5 metres (1)	4.5 metres (1)	6.0 metres (1)
Minimum <i>Exterior Side Yard</i>	2.4 metres (1)	4.5 metres (1)	6.0 metres (1)
Minimum <i>Interior Side Yard</i>	1.2 metres (1)	1.2 metres on one side Nil on the <i>attached</i> side	1.2 metres (1)
Minimum <i>Rear Yard</i>	7.5 metres (1)	7.5 metres (1)	7.5 metres (1)
Maximum <i>Height</i> : <ul style="list-style-type: none"> • <i>Main Building</i> • <i>Accessory Building</i> 	11.0 metres 4.5 metres	11.0 metres 4.5 metres	11.0 metres 4.5 metres

Explanation of Special Provisions (#)

- (1) No part of a *main building* shall be constructed within 10 metres of an Environmental Protection (EP) Zone boundary, or a *top-of-bank* as defined in Section 2.0 of this By-law.

No part of an *accessory building* or *structure* shall be constructed within 7.5 metres of an Environmental Protection (EP) Zone boundary, or a *top-of-bank* as defined in Section 2.0 of this By-law.