

509. **R-2 - RESIDENTIAL 2 ZONE**

510. **PERMITTED USES**

Except as otherwise provided in **Part 3, Section 303** of this bylaw, the following and no other uses are permitted in the area designated as **R-2**:

- a) single family dwelling;
- b) two-family dwelling;
- c) home occupation;
- d) accessory buildings, subject to the regulations in **Part 3, Section 305** of this Bylaw.
- e) Short Term Residential Rental
- f) Secondary suites

511. **LOT AREA AND WIDTH**

- a) The minimum lot area required is eleven hundred and ten (1,110) square metres and the minimum width is eighteen (18) metres.
- b) Smaller lots on record at the time of passing of the Bylaw may be occupied by a single family dwelling.

512. **LOT COVERAGE**

Buildings shall not cover more than forty (40%) percent of the lot area.

513. **SITING OF BUILDINGS AND STRUCTURES**

- 1. No principle building or structure except a fence shall be located within:
 - a) five (5.0) metres of a front lot line;
 - b) five (5.0) metres of a rear lot line;
 - c) three (3.0) metres of one side lot line, and one point five (1.5) metres of the other side lot line, where there is no developed rear lane;

where there is a rear lane, no building or part thereof shall be located within one point five (1.5) metres of any side lot line.

- d) three (3.0) metres where the side lot line abuts a street.
- 2. Accessory buildings shall not be located within one (1) metre of any lot line.

514. **HEIGHT OF BUILDING**

- a) No building shall exceed ten point five (10.5) metres in height.
- b) No accessory building shall exceed six (6.0) metres in height.

515. **WIDTH OF BUILDING**

No building containing a dwelling unit shall have a width less than six (6) metres, of which at least seven point three (7.3) metres (twenty-four (24) feet) or forty (40%) percent of the building length (whichever is greater) is enclosed climate controlled habitable living area.

516. **OFF-STREET PARKING**

Off-street parking shall be provided and maintained in accordance with **Part Eleven** of this Bylaw.