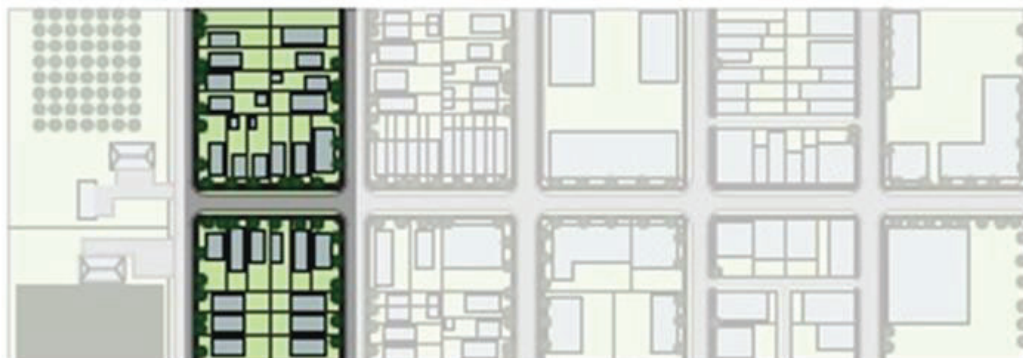


6.2 RESIDENTIAL TWO ZONE



6.2.1 Permitted Uses

- a) Single detached dwelling;
- b) Duplex dwelling;
- c) Semi-detached dwelling;
- d) Bed and breakfast establishment in a single detached dwelling;
- e) Home occupation;
- f) Second dwelling units; and
- g) Uses, buildings and structures accessory to the foregoing uses.

6.2.2 Zone Requirements for a Single Detached Dwelling

Minimum Lot Frontage	12.0m
Minimum Lot Area	360m ²
Minimum Front Yard	3.0m except 6.0m where there is an attached garage
Maximum Front Yard	6.0m
Minimum Side Yard	1.2m
Minimum Corner Side Yard	3.0m
Minimum Rear Yard	7.5m

Maximum Building Height 12.0m

Maximum Lot Coverage 50%

6.2.3 Zone Requirements for a Semi-Detached Dwelling

Minimum Lot Frontage 6.0m per dwelling unit

Minimum Lot Area 165m² per dwelling unit

Minimum Front Yard 3.0m except 6.0m where there is an attached garage

Maximum Front Yard 6.0m

Minimum Side Yard 1.2m except that no interior side yard shall be required for a semi-detached dwelling between the common vertical wall dividing one unit from another.

Minimum Corner Side Yard 3.0m except where no attached garage or carport is provided the minimum corner side yard shall be 5.5m

Minimum Rear Yard 7.5m

Maximum Building Height 12.0m

Maximum Lot Coverage 50%

6.2.4 Zone Requirements for a Duplex Dwelling

Minimum Lot Frontage 14.0

Minimum Lot Area 400m²

Minimum Front Yard 3.0m except 6.0m where there is an attached garage

Maximum Front Yard 6.0m

Minimum Side Yard 1.2m

Minimum Corner Side Yard 4.5m

Minimum Rear Yard 7.5m

Maximum Building Height 12.0m

Maximum Lot Coverage 50%

6.2.5 Zone Requirements for a Bed and Breakfast Establishment

Please refer to Section 3.3

6.2.6 Zone Requirements for a Home Occupation

Please refer to Section 3.13.1

6.2.7 Zone Requirements for Second Dwelling Units

Please refer to Section 3.28