

12. R-2 – Suburban Residential

The purpose is to provide a zone for residential dwellings in areas with larger lots in serviced areas.

12.1 Principal Uses

The following **principal uses** and no others are permitted in the R-2 **Zone**:

- (a) single detached dwelling
- (b) **duplex dwelling**
- (c) **triplex**
- (d) **fourplex**
- (e) **townhouse**
- (f) **group home dwelling.**

12.2 Accessory Uses

The following uses and no others are permitted as **accessory uses** in the RS-2 **Zone**:

- (a) **accessory buildings or structures.**
- (b) **carriage house dwelling.**
- (c) **community care facility.**
- (d) **major home-based business.**
- (e) **minor home based business.**
- (f) **secondary dwelling.**
- (g) **secondary suite dwelling.**
- (h) **urban agriculture.**

12.3 Regulations

Regulations table for R-2 **Zone**:

12.3.1 Maximum density on lots with no community sewer OR on lots > 4050m ²	Single-detached dwelling and secondary suite.
12.3.2 Maximum density	3 dwelling units per lot on lots < 280m ² 4 dwelling units per lot on lots > 280m ² to 4050m ²

12.3.3 Minimum lot size:	460m ² (4,951.4 ft ²)
12.3.4 Minimum lot frontage	16.75m (54.9 ft)
12.3.5 Maximum lot coverage	40% provided that the maximum lot coverage of buildings , driveways and parking areas is 50%
12.3.6 Maximum height	9m (30 ft) or 2.5 storeys for principal building 4.5m (15 ft) for accessory building
12.3.7 Minimum setback of principal building from: (a) front lot line (b) interior side lot line (c) exterior side lot line (d) rear lot line	6m (25 ft) 1.5m (5 ft) 3.0m (10 ft) 3.0m (10 ft.)
12.3.8 Maximum gross floor area of accessory building on lots: (a) Less than 1618 m ² (0.4 ac) (b) Equal or greater than 1618 m ² (0.4 ac)	70m ² (754 ft ²) 120m ² (1291 ft ²)

Other Regulations

12.4.1 Lots are permitted up to 4 **principal buildings** in this zone.