

## 6.2 RS-2 SSMUH Residential Zone

The intent of this zone is to provide for the development of up to four dwelling units on a single parcel of land that is located outside of a 400m radius from a *prescribed bus stop*, or six units within a 400m radius from a *prescribed bus stop*, on a single parcel of land within the urban containment boundary, in a variety of building forms.

### 6.2.1 Permitted Principal Uses:

- 1) Only one (1) *principal use* is permitted on a parcel of land:
  - a) a *one-unit residential use*; or,
  - b) *house-plex*

### 6.2.2 Permitted Accessory uses:

- 1) In conjunction with a *one-unit residential use* not more than one (1) of the following accessory uses are permitted:
  - a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
  - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
  - c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
  - d) an *accessory dwelling unit* in accordance with the provisions of Section 5.6.
  - e) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
  - f) a *short term rental* in accordance with the provisions of Section 5.8.
  - g) a *care facility* in accordance with the provisions of Section 5.1.
- 2) In conjunction with a *house-plex* use only the following accessory use is permitted:
  - a) an *accessory dwelling unit* in accordance with the provisions of Section 5.6.
- 3) an *accessory home occupation* in accordance with the provisions of Section 5.3.

### 6.2.3 Lot Size:

- 1) The minimum *lot width*, *lot depth* and *lot area* in the RS-2 SSMUH Residential Zone are as follows:

|           |   |
|-----------|---|
| Lot width | 12.1m (39.7ft)                                |
| Lot depth | 27.4m (89.9ft)                                |
| Lot area  | 410m <sup>2</sup> (4,413.20 ft <sup>2</sup> ) |

### 6.2.4 Lot Coverage:

- 1) The maximum *lot coverage* is 45%.

**6.2.5 Permitted Density:**

- 1) The maximum permitted number of *dwelling units* on a parcel of land based on minimum *lot area* and location of a *prescribed bus stop*:

|           |   |                       |
|-----------|---|-----------------------|
| <b>a)</b> | <b>Outside</b> 400m radius from a <i>prescribed bus stop</i>          |                       |
| i)        | Lots greater than 280m <sup>2</sup> and less than 4,050m <sup>2</sup> | Upto 4 dwelling units |
| <b>b)</b> | <b>Within</b> 400m radius from a <i>prescribed bus stop</i>           |                       |
| i)        | Lots at least 281m <sup>2</sup> or greater                            | Upto 6 dwelling units |

**6.2.6 Floor Area:**

- 1) maximum *residential gross floor area* shall not exceed 0.75 times the *lot area* for a maximum of 2 *dwelling units* on a parcel of land.
- 2) maximum *residential gross floor area* shall not exceed 0.85 times the *lot area* for above 2 *dwelling units* to a maximum of 4 *dwelling units* on a parcel of land.
- 3) maximum *residential gross floor area* shall not exceed 0.95 times the *lot area* for above 4 *dwelling units* to a maximum of 6 *dwelling units* on a parcel of land.

**6.2.7 Landscape Requirements:**

- 1) The maximum *impermeable surface* area on the parcel of land is 70%;
- 2) The minimum *permeable surface* area on the parcel of land is 30%, of which 50% at minimum will contain *live plant material*;
- 3) 50% of the required front yard will be landscaped with *live plant material* including a 1.2m (3.94ft) permeable landscape strip containing *live plant material* on either side of the driveway; and
- 4) The owner of the property is responsible for the placement and proper maintenance of landscaping.

**6.2.8 Building Heights:**

- 1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft).
- 2) *accessory dwelling unit* shall not exceed a *height* of 7.0m (22.97ft) for a *building* with a minimum roof slope of 6:12, and shall not exceed a *height* of 6.0m (19.69ft) for a *building* with any lesser roof slope.
- 3) *ancillary buildings* and structures shall not exceed a *height* of 5.0m (16.40ft).

**6.2.9 Minimum Setback Requirements:**

- 1) *principal buildings* and *ancillary buildings and structures* in the RS-2 SSMUH Residential Zone shall be sited in accordance with the following minimum *setback* requirements:

| <b>Setback</b>   | <b>Principal Building</b> | <b>Ancillary Buildings, Structures, or Accessory Dwelling Unit</b> |
|--|---------------------------|--|
| Front lot line   | 6.0m (19.69ft)            | Not Permitted  |
| Rear lot line  | 6.0m (19.69ft)            | 1.5m (4.92ft)  |
| Rear lot line on a lot with an exterior side yard requirement of 6.0m (19.69ft.), where the rear lot line abuts the interior side lot line of an adjacent residential lot                                      | 3.8m (12.47ft)            | 1.5m (4.92ft)  |
| Interior side lot line   | 1.2m (3.94ft)             | 1.2m (3.94ft)  |
| Interior side lot line (abutting a lane)   | 2.4m (7.87ft)             | 1.5m (4.92ft)  |
| Exterior side lot line (where the rear lot line abuts a lane, or where the rear lot line abuts the rear lot line of an adjacent residential lot or abutting an interior or rear lot line for a commercial use) | 2.4m (7.87ft)             | 2.4m (7.87ft)  |
| Exterior side lot line (where the rear lot line abuts the interior side lot line of an adjacent residential lot)   | 3.8m (12.47ft)            | 1.5m (4.92ft)  |

**6.2.10 Ancillary Buildings and Structures or Accessory Dwelling Units:**

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.2.8 and 6.2.9 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per lot.
- 2) *ancillary buildings or structures* shall not be located in any required *front yard* or *exterior side yard* area.
- 3) *ancillary buildings* and *structures* shall not be sited less than 3.0m (9.84ft) from a *principal building* on the same lot.
- 4) *accessory dwelling units* shall not be located in any required *front yard* or *exterior side yard* area.
- 5) *accessory dwelling units* shall be located not less than 3.0m (9.84ft) from a *principal building*.

**6.2.11** Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.