

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 ² (4,413.20 ft ²)

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*:

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

Setback	Principal Building	Ancillary Buildings, Structures, or Accessory Dwelling Unit
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.