

## 7.4 R2A – SEMI-DETACHED RESIDENTIAL

### 7.4.1. Purpose

To provide primarily for semi-detached dwellings on residential lots designated for low density development.

### 7.4.2. Permitted Uses and Discretionary Uses

Permitted Uses	Discretionary Uses
Dwelling, semi-detached Home business, minor*	Dwelling, duplex Dwelling, single Group home, minor Home business, intermediate* Residential sales centre*

**Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (\*)**

### 7.4.3. Fundamental Use Criteria

- a) Uses that are accessory to the principal dwelling shall provide all required parking on-site.

### 7.4.4. Subdivision Regulations – All Dwelling Types

- a) The minimum lot width for a semi-detached dwelling shall be 7.4 m for an interior lot, and 11.6 m for a corner lot.
- b) The minimum lot width for a duplex dwelling shall be 17.4 m.
- c) The minimum lot area shall be 280 m<sup>2</sup>.
- d) The lot width regulations of Section 7.5 (R1C Zoning District) should apply to lots for a single dwelling.

### 7.4.5. Development Regulations – Semi-Detached Dwellings and Duplex Dwellings

- a) The maximum height shall be 10.0 m.
- b) Despite Section 7.4.5 a) for a lot within the Urban Service Area where an Area Structure Plan or Area Structure Plan amendment was approved after January 1, 2014, the maximum height shall be 10.5 m.
- c) Where the vehicle door of an attached garage faces a lane or road, the minimum setback from a lot line shall be 6.0 m.
- d) The minimum setback from the front lot line shall be 6.0 m or 4.5 m where access is gained from a lane.
- e) For a side lot line:
  - i) The minimum setback from a side lot line shall be 1.2 m.
  - ii) The minimum setback from a side lot line that abuts a flanking road shall be 3.0 m.
  - iii) The minimum setback from a side lot line that abuts a multiple residential, commercial, or industrial Zoning District shall be 3.0 m.
  - iv) The minimum setback from one side lot line shall be 3.0 m where there is not direct vehicular access to the rear yard or to an attached garage.
- f) Where a common wall of a semi-detached dwelling is located on a shared lot line, the setback shall be 0.0 m.

- g) The minimum setback from the rear lot line shall be 7.5 m, or 5.5 m for a corner lot.
- h) Attached garages for the two dwelling units may be centered on the shared lot line.

7.4.6. **Development Regulations – Single Dwellings**

- a) The development regulations of Section 7.3 (R1C Zoning District) shall apply to all single dwellings.

7.4.7. **Development Regulations – Accessory Buildings and Accessory Structures**

- a) The maximum height shall be 4.5 m.
- b) The minimum setback from the front lot line shall be 18.0 m.
- c) The minimum setback from a side lot line shall be 1.0 m or 3.0 m from a side lot line that abuts a flanking road.
- d) The minimum setback from the rear lot line shall be 1.0 m.
- e) The maximum combined ground floor area for all accessory buildings shall be 52 m<sup>2</sup>.

7.4.8. **Development Regulations – Site Coverage**

- a) The maximum site coverage for all buildings shall be 40%.
- b) Despite section 7.4.8. a) the maximum site coverage for all buildings where the principle dwelling is a bungalow style semi-detached dwelling shall be 45%.
- c) Despite section 7.4.8. a) the maximum site coverage for all buildings on a lot that has a lot area of less than 300 m<sup>2</sup> shall be 45%.
- d) Despite Section 7.4.8 a); Section 7.4.8 b); and Section 7.4.8 c) the maximum site coverage for all buildings as prescribed by Section 7.4.8 a); Section 7.4.8 b); and Section 7.4.8 c) is increased by an additional 2% where there is a porch facing the front yard.

7.4.9. **Other Regulations**

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.