

Section 14 – Urban Residential Second Density (UR2)

14.1 Preamble

Within a Urban Residential Second Density Zone (UR2), no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than a permitted use in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

14.2 14.2.1. Permitted Principal Uses

- a) A duplex dwelling;
- b) A public park;
- c) A semi-detached dwelling; and/or
- d) A single detached dwelling.

14.2.2. Permitted Accessory Uses

- a) A type “A” or type “B” home occupation in accordance with the provisions of Section 5.33;
- b) A type “A” home industry in accordance with the provisions of Section 5.34;
- c) An accessory building to the above principal uses;
- d) Additional residential unit(s) subject to the provisions of Section 5.44; and/or
- e) Shipping containers, only when incorporated into a design where a building permit has been issued.

14.3 Zone Regulations

14.3.1. For the property (Single)

- a) Lot Area: 4,050 square metres (1 acre) minimum;
- b) Lot Frontage: 45.7 metres (150 feet) minimum;
- c) Lot Coverage: 30% maximum; and
- d) Off-street parking shall be provided in accordance with Section 5.35

14.3.2. For the property (Semi/Duplex)

- a) Lot Area: 6,000 square metres (1.48 acres) minimum;
- b) Lot Frontage: 60 metres (196.9 feet) minimum;
- c) Lot Coverage: 30% maximum; and
- d) Off-street parking shall be provided in accordance with Section 5.35.

14.3.3. For the property (Converted)

- a) Lot Area: 1,400 square metres (0.35 acres) per unit minimum; and
- b) Off-street parking shall be provided in accordance with Section 5.35.

14.3.4. For Principal Building (Single)

- a) Front Setback: 10 metres (32.8 feet) minimum;

- b) Rear Setback: 10 metres (32.8 feet) minimum;
- c) Interior Side Setback: 3 metres (9.8 feet) minimum;
- d) Exterior Side Setback: 10 metres (32.8 feet) minimum;
- e) Gross Floor Area of Dwelling: 100 square metres (1,076.4 square feet) minimum; and
- f) Building Height: 11 metres (36.1 feet) maximum.

14.3.5. For Principal Building (Semi/Duplex)

- a) Front Setback: 10 metres (32.8 feet) minimum;
- b) Rear Setback: 10 metres (32.8 feet);
- c) Interior Side Setback: 3 metres (9.8 feet) minimum;
- d) Exterior Side Setback: 10 metres (32.8 feet) minimum;
- e) Gross Floor Area of Dwelling: 180 square metres (1,937.6 square feet); and
- f) Building Height: 11 metres (36.1 feet) maximum.

14.3.6. For Accessory Buildings

- a) Rear Setback: 2.5 metres (8.2 feet) minimum;
- b) Interior Side Setback**: 2.5 metres (8.2 feet) minimum;
- c) Exterior Side Setback**: 10 metres (32.8 feet) minimum;
- d) Lot Coverage: 5% maximum; and
- e) Building Height: 4.5 metres (14.8 feet) maximum.

**Notwithstanding the provisions of the above table, where an interior side yard and/or rear yard abuts a residential zone, then such interior side yard and/or rear yard shall be a minimum of 15 metres (49.2 feet). These 15 metres (49.2 feet) area shall be maintained in an open space condition and the open storage of goods or materials shall not be permitted within this 15 metre (49.2 feet) area.

14.4 General Provisions

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the Urban Residential Second Density (UR2) Zone.