

SECTION 12B: RESIDENTIAL 2B (R2B) ZONE

12B.1 Subject to the general provisions of Section 6 and all other applicable requirements of this By-law, the provisions of this section shall apply to all Residential (R2B) zones.

12B.2 PERMITTED USES

- (a) One single detached dwelling and uses, buildings and structures accessory thereto.
- (b) Home Occupations
- (c) Accessory Apartment Dwelling

12B.3 REGULATIONS FOR DWELLINGS ON LOTS WITH LESS THAN 15 METRES OF FRONTAGE

Minimum Lot Frontage	10m
Minimum Lot Area	260 sq.m
Maximum Lot Coverage	1 storey - 50 percent Anything greater than 1 storey –40 percent
Minimum Front Yard	6m to garage 3m to other parts of dwelling
Minimum Interior Side Yard	1 storey – 1.2 m Anything greater than 1 storey – 1.5 m however, on an interior lot where no attached garage or attached carport is provided, the minimum side yard on one side shall be 3 metres
Minimum Exterior Side Yard	3m, except that an attached garage or attached carport which faces the exterior side lot line shall be located no closer than 6m to the exterior side lot line.
Minimum Rear Yard	1 storey - 5m Anything greater than 1 storey – 7 m
Maximum Height	i) 1.5 storey ii) 7.5 m

**12B.4 REGULATIONS FOR DWELLINGS ON LOTS 15 METRES OR MORE OF
FRONTAGE**

The regulations of Section 11.3 shall apply with respect to single detached dwellings on lots with 15 m or more of frontage