

# RS2

## 10.2 RS2, RS2m: Single Residential

### 10.2.1 Purpose

The purpose of this zone is to foster an urban lifestyle on properties larger than 500 m<sup>2</sup>. The zone also provides for complementary residential related uses that are compatible with the residential character of the area. Areas designated RS2m provide for manufactured housing.

### 10.2.2 Principal Uses

- community care facility, minor
- housing, manufactured only in RS2m
- housing, single detached

### 10.2.3

### Secondary Uses

- bed & breakfast
- home business 1
- home business 2
- home business 3 only in HBO
- secondary dwelling
- secondary suite only in single detached housing

Bylaw 8896

Bylaw 8256

### 10.2.4 Subdivision Regulations

1. The minimum lot width is 15.0 m.
2. The minimum lot area is 500 m<sup>2</sup>.
3. The maximum lot area is 0.2 ha.

### 10.2.5 Regulations for Principal Development

1. The maximum residential density is one principal dwelling and one secondary suite per lot.
2. The maximum site coverage is 40%.
3. The maximum height is 10.0 m.
4. The maximum number of storeys is 2.5.
5. The minimum front yard is 4.5 m.
6. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. Where there is no direct vehicular access from a highway or lane to the rear yard or to a garage or carport, one side yard shall be at least 4.5 m.
7. The minimum rear yard is 6.0 m.
8. The minimum setback between the principal and secondary dwelling is 3.0 metres (m).

Bylaw 8896

### 10.2.6 Regulations for Accessory Development

1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90.0 m<sup>2</sup>.
2. The maximum height is 5.0 metres (m), except it is 7.0 metres (m) for carriage housing.
3. The minimum front yard is 4.5 m.
4. The minimum interior side yard is 1.2 metres (m), except it is 1.5 metres (m) for carriage and cottage housing.
5. The minimum exterior side yard is 3.0 metres (m)
6. The minimum rear yard is 1.2 metres (m), except it is 1.5 metres (m) for carriage and cottage housing.

Bylaw 8256

Bylaw 8896

Bylaw 8896

Bylaw 8896

Bylaw 8896

**10.2.7 Other Regulations**

1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.