12.20 RD2: DUPLEX/SINGLE DETACHED RESIDENTIAL 2 ZONE

Amend BL 8282, 2023

12.20.1 INTENT

This *zone* is intended for *duplex* and *single detached housing* on waterfront *lots* in Beach Grove, developed in a manner which complements the area and preserves waterfront views for these *lots*.

12.20.2 PRINCIPAL USES

Duplex dwelling

Single detached dwelling

See Section 6.1.10 for *home occupation* regulations

12.20.3 ACCESSORY USES

Home occupation, accessory to a *duplex dwelling* or a *single detached dwelling*

Secondary suite, accessory only to a *single detached dwelling* or *duplex dwelling*

See Section 6.1.8 for *secondary suite* regulations

Amend BL 8282, 2023

12.20.4 DENSITY

(a) Maximum total *floor area* permitted on a *lot* shall be:

lot area x *floor space ratio* of 0.25 + 93 m^2 for a *single detached dwelling use*.

(b) Maximum total *floor area* permitted on a *lot* shall be:

lot area x *floor space ratio* of 0.3 + 93 m^2 for a *duplex dwelling use*.

12.20.5 MINIMUM LOT SIZE FOR A DUPLEX DWELLING

Lot Area	836 m^2
Lot Width	22 m
Average Lot Depth	30 m

12.20.6 LOT COVERAGE

Maximum *lot coverage* shall be 40%.

12.20.7 SETBACKS

(a) Maximum and minimum *setbacks* shall be:

	Principal Structure		***Accessory Structure***
Front	Maximum 41 m from the *rear lot line* measured along and perpendicular to the northern *lot line*, but no closer than 7.5 m to the seawall		Maximum 41 m from the *rear lot line*, measured along and perpendicular to the northern *lot line*, but no closer than 7.5 m to the seawall
Interior Side	Where building depth does not exceed 18 m	Minimum 1.5 m	Minimum 1 m
	Where building depth exceeds 18 m	Minimum 1.5 m for that portion of the *building* that does not exceed 18 m, and minimum 1.5 m plus 0.5 m for each additional 2 m of that portion of the *building* that exceeds 18 m	
Exterior Side	Minimum 3.5 m		Minimum 6.5 m
Rear	Minimum 1 m for an attached *garage* or workshop of a maximum height of 1.5 *storeys*, and minimum 7.5 m for any habitable rooms		1 m

See Section 6.2 for additional *setback* regulations

(b) For the purpose of this *zone*, "building depth" means the greatest distance, measured parallel to the northern *lot line*, between the *building*'s exterior wall facing the *front lot line* and its exterior wall facing the *rear lot line*.

(c) For the purpose of this *zone*, "*habitable room"* means a room used either for cooking, eating, sleeping or other human occupancy including a *bathroom*, but excluding utility rooms, workrooms, furnace rooms and storage rooms.

(d) Despite Section 6.2.10, no *permitted projections* shall be allowed within the front *setback* area in this *zone*.

12.20.8 HEIGHT

Amend BL 7955, 2020

(a) Maximum height shall be:

	Principal Structure	***Accessory Structure***
Maximum *Storeys*	2.5	1
Maximum height to *mid-roof* or the top of a *flat roof*	8 m	3 m
Maximum height to roof ridge for a *pitched roof*	9.5 m	3.75 m

See Section 6.2.14 for additional height regulations

(b) Despite Subsection (a), for detached *garages*, the *maximum height* to *mid-roof* or the top of a *flat roof* shall be 3.75 m and the *maximum height* to roof ridge for a *pitched roof* shall be 4.6 m.

12.20.9 MINIMUM LOT SIZE FOR SUBDIVISION

Lot Area	4,000 m^2
Lot Width	30 m
Average Lot Depth	30 m

12.20.10 OTHER REGULATIONS

A maximum of 1 *duplex dwelling* or 1 *single detached dwelling* shall be permitted on each *lot*.