

9.19 RST2: Residential Single and Two Family

RST2

9.19.1 Purpose

To provide a **zone** for the **development** of small lot single and two family residential units with vehicle access from an adjacent **street** and without access to an adjacent **lane**.

9.19.2 Primary Uses

- **duplex housing**
- **semi-detached housing**
- **single detached housing**

9.19.3 Secondary Uses

- **boarding rooms**
- **care centres, minor**
- **home based businesses, minor**
- **secondary suites** (with single detached housing only)

9.19.4 Subdivision Regulations

- Minimum **lot width** for interior **lots** is 14.0m and 12.0 where vehicle access to the **rear yard** is shared with an adjacent **lot** through reciprocal easement.
- Minimum **lot width** for corner **lots** is 15.0m.
- Minimum **lot area** for interior **lots** is 390m² and 320m² where vehicle access to the **rear yard** is shared with an adjacent **lot** through reciprocal access easement.
- Minimum **lot area** for corner **lots** is 420m².
- Minimum **lot area** for **lots** not serviced by a **community sewer system** is 10,000m².

9.19.5 Development Regulations

- There shall be no more than two residential units per **lot** including **secondary suites**.
- Maximum vehicle access width at the **street** edge shall be 4.0m.
- Maximum vehicle access width within the **front yard, side yard, and flanking street side yard** areas shall be 3.0m.
- No vehicle parking shall be permitted within the **front yard, side yard and flanking street side yard** areas.
- Maximum **site coverage** is 75% and together with driveways, parking areas and all other **impermeable surfaces** shall not exceed 85%.
- Maximum **height** is the lesser of 10.0m or 2.5 **storeys**, except it is 4.5m for **secondary buildings** and **secondary structures**.

- Minimum **front yard** is 2.5m.
- Minimum **side yard** is 1.2m, except it is 3.0m from a **flanking street**. The minimum **side yard** setback for shared interior **party walls** is 0.0m. Where vehicle access to the **rear yard** is within the **side yard** the minimum **side yard** is 3.5m. Where vehicle access to the **rear yard** is within the **side yard** and is shared with the adjacent **lot** through a reciprocal access easement the minimum **side yard** is 1.8m.
- Minimum **rear yard** is 6.5m, except it is 1.0m for **secondary buildings**.
- Maximum density is 60.0 units per gross hectare (24.5 units/gross acre).
- Where more than one **building** is to be located on a **lot** the minimum horizontal distance between **buildings** shall be 2.0m.

9.19.6 Other Regulations

- A minimum area of 5.0m² of usable private open space shall be provided per **dwelling** unit. Usable private open space must have a slope angle of 12% or less and must be accessible from the **dwelling unit** it is provided for.
- Minimum width of each residential unit is 5.0m.
- No projections into the **front yard, side yard, and flanking street side yard** areas shall be permitted except for cornices, leaders, gutters, belt courses and sills.
- In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4 (secondary development, yards, projections into yards, lighting, agricultural setbacks, etc.); the specific use regulations of Section 5; the landscaping and fencing provisions of Section 6; and, the parking and loading regulations of Section 7. *(Bylaw 5473)*