

Part 2 - Residential Two B Zone (R-2B)

8.2.21 Intent

This zone is intended to provide appropriate zoning for low density residential in a heritage character neighbourhood.

8.2.22 Permitted Uses

In the R-2B Zone, the following uses and development are permitted and all other uses are prohibited within the area identified on Schedule 8, Zoning Map, except as otherwise noted in this bylaw:

- (1) *Single residential dwelling*
- (2) *Duplex*
- (3) *Secondary suite*
- (4) *Carriage house*
- (5) *Granny flat*
- (6) *Home occupation*
- (7) *Accessory buildings and structures*

8.2.23 Density

Providing all other conditions are met the maximum *floor area ratio* shall not exceed the following:

- (1) The maximum permitted *floor area ratio* for *single residential dwellings* is 0.45.
- (2) The maximum permitted *floor area ratio* for *duplex dwellings* is 0.50.
- (3) The maximum permitted *floor area ratio* for a property containing a *single residential dwelling* with a *secondary suite, carriage house, or granny flat* is 0.55.

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8.2.24 Lot Coverage

The maximum *lot coverage* shall not exceed 40%.

8.2.25 Minimum Lot Sizes

The minimum *lot size* for a *single residential dwelling* is 365 square metres.

The minimum *lot size* to construct a *duplex* is 420 square metres on a *lot* that abuts a lane.

The minimum *lot size* to construct a *duplex* is 550 square metres on a *lot* that does not abut a lane.

8.2.26 Frontages

The minimum frontage for a *single residential dwelling* is 12 metres.

The minimum frontage to construct a *duplex* is 12 metres except for a corner lot where the frontage to construct a *duplex* shall be not less than 13.5 metres.

8.2.27 Setbacks

Except where otherwise specified in this bylaw the following minimum *building setbacks* shall apply:

- (1) *Front yard:* 7.5 m
- (2) *Rear yard:* 7.5 m
- (3) *Side yard:* The *side yard setbacks* shall total 4.5 m with a minimum *side yard setback* on one side of 1.5 m except where a *side yard* flanks a *street* in which case the minimum distance shall be 4.5 m.

8.2.28 Maximum Height

The *height* of a *principal building* shall not exceed 8.0 m.

8.2.29 Duplexes

A *secondary suite* is not permitted in duplex dwellings.

A *carriage house* or *granny flat* is not permitted on a *lot* with a *duplex*.

8.2.30 Secondary Suites

A *secondary suite* shall contain a maximum of two bedrooms, one bathroom, one living room, and only one, kitchen.

8.2.31 Carriage House

A *carriage house* is only permitted where a *lot* abuts a rear or side lane, in which case a *carriage house* may be located above a detached garage with direct physical access to a lane.

In no case shall the floor space of a *carriage house* exceed 48 square metres.

A *carriage house* shall contain a maximum of two bedrooms, one bathroom, one living room, and only one, kitchen.

2712 Notwithstanding the above, a *carriage house* is allowed on Lot A, Section 61, Comox District, Plan VIP57557, Lots 19 and 20 of Section 61, Comox District, Plan 1517, and Lots 3 and 4 of Block A, Section 61, Comox District, Plan 1395 (291, 279 3rd Street and 224, 232, 225 2nd Street).

8.2.32 Granny Flat

A *granny flat* is only permitted where a *lot* abuts a rear or side lane, in which case a *granny flat* may be located in the rear yard with direct physical access to a lane.

In no case shall the floor space of a *granny flat* exceed 40 percent of the *gross floor area* on a parcel.

The maximum floor space of a *granny flat* is 48 square metres.

A *granny flat* shall contain a maximum of two bedrooms, one bathroom, one living room, and only one, kitchen.

All required surface parking areas for a lot with a *granny flat* shall be constructed with a permeable paving material such grassed cellular paving or comparable alternative satisfactory to the City.

2712 Notwithstanding the above a *granny flat* is allowed on Lot A, Section 61, Comox District, Plan VIP57557, and Lots 19 and 20 of Section 61, Comox District, Plan 1517, and Lots 3 and 4 of of Block A, Section 61, Comox District, Plan 1395 (291, 279 3rd Street and 224, 232, 225 2nd Street).

8.2.33 Accessory Building and Structures

- (1) Shall not exceed 4.5 m in *height*, except when there is a *carriage house* above a detached garage, in which case the *height* shall not exceed 6 m.
- (2) Shall have a total *building area* not exceeding 48.0 m² for all accessory buildings combined on a lot, except as otherwise specified in Section (3).
- (3) Notwithstanding Section (2), the maximum permitted gross *floor area* for an *accessory building* containing a *carriage house* is 90 m².
- (4) In no case shall a *lot* contain both an *accessory building* containing a *granny flat* and an *accessory building* containing parking use.
- (5) Shall be permitted in the *side* and *rear yard* provided they shall conform to all relevant siting regulations of this bylaw.
- (6) Shall not be located within 1.5 m from the *side* and *rear* lot line except where the *side* or *rear yard* flanks a *street*, excluding a lane, in which case the minimum *yard* distance shall be 4.5 m.

8.2.34 Off Street Parking and Driveways

Except as provided in this section, off street parking shall be provided and maintained in accordance with the requirements of Division 7 of this bylaw.

On all *lots* which abut a lane, all driveways and parking shall be located in the yard with direct access from the lane.

Driveways shall not exceed 6 metres in width.

All required surface parking areas for a parcel with a *granny flat* shall be constructed with a permeable paving material such as grassed cellular paving or comparable alternative satisfactory to the City.

8.2.35 Landscaping and Screening

All *landscaping* shall conform to Part 14 of this bylaw.