

SECTION 11 - SINGLE-DETACHED DWELLING SECOND DENSITY DISTRICT R2

The following provisions shall apply in all SINGLE-DETACHED DWELLING SECOND DENSITY DISTRICTS R2:-

No person shall hereafter use any building, structure or land nor erect any building or structure except in accordance with the following provisions:

11.1 USES PERMITTED

11.1.1 Residential:

Single-detached dwelling

11.2 AREA REQUIREMENTS

11.2.1 Lot Frontage:

Minimum - 15.0 metres

11.2.2 Lot Area:

Minimum 555 square metres

11.2.3 Yard Requirements:

Front yard - minimum 6.0 metres

Rear yard - minimum 7.5 metres

Side yard - 1 storey - minimum 1.5 metres

1 ½ storey - minimum 2.0 metres

2 storey - minimum 2.5 metres

11.2.4 Ground Floor Area:

Minimum - 60 square metres

11.2.5 Total Floor Area:

Minimum - 83 square metres

11.2.6 Lot Coverage:

Maximum - 35 percent

11.2.7 Deleted.