

## 15.2 R2 Medium Density Residential District

### Purpose

15.2.1 The general purpose of this district is to allow a variety of medium [density](#) residential land [uses](#) such as for [row housing](#) and [stacked row housing developments](#).

### Regulations

15.2.2 [Permitted](#) and [discretionary uses](#) within the R2 district are outlined in Table 15.2.1.

15.2.3 Development standards for [principal uses](#) and [accessory](#) buildings in the R2 district are outlined in Table 15.2.2 and Table 15.2.3.



Table 15.2.1 R2 Permitted and Discretionary Uses

Use	Permitted	Discretionary
<a href="#">Attached Garage</a>	P	
<a href="#">Detached Garage</a>	P	
<a href="#">Dwelling, Modular Home</a>	P	
<a href="#">Dwelling, Row Housing</a>	P	
<a href="#">Dwelling, Single-Family</a>	P	
<a href="#">Dwelling, Stacked Row Housing</a>	P	
<a href="#">Dwelling, Two-Family</a>	P	
<a href="#">Public Utility</a>	P	
<a href="#">Child Care Facility</a>		D
<a href="#">Dwelling, Manufactured Home</a>		D
<a href="#">Home Occupation</a>		D
<a href="#">Secondary Suite*</a>		D

\* ‘[Secondary Suite](#)’ shall be permitted in only ‘[Dwelling, Single-Family](#)’

Table 15.2.2 R2 Development Standards for Principal Uses

Regulation	Standard
<a href="#">Lot</a> Dimension, Minimum	Width: 15.0m (49.2ft) Depth: 35.0m (114.8ft)
Parcel Area, Minimum	450.0m <sup>2</sup> (4,843.8ft <sup>2</sup> )
<a href="#">Parcel Coverage</a> , Maximum	Total: 50% <a href="#">Principal building</a> : 40% <a href="#">Accessory buildings</a> : 10%
Front Setback, Minimum	Public <a href="#">road</a> : 6.0m (19.7ft) Flanking: 3.0m (9.8ft)
Side Setback, Minimum	1.5m (4.9ft)
Rear Setback, Minimum	3.0m (9.8ft)
Height, Maximum	12.0m (39.4ft) 2.5 <a href="#">storeys</a>
<a href="#">Density</a> , Maximum	50 units/net hectare

Table 15.2.3 R2 Development Standards for Accessory Buildings/Structures

Regulation	Standard
<b>Parcel Coverage, Maximum</b>	10%
<b>Front Setback, Minimum</b>	6.0m (19.7ft)
<b>Flanking Front Setback</b>	3.0m (9.8ft)
<b>Side Setback, Minimum</b>	1.0m (3.3ft)
<b>Rear Setback, Minimum</b>	1.0m (3.3ft)
<b>Height, Maximum</b>	4.6 m (15.1ft)

***Development Regulations***

- 15.2.4 Where an accessory structure including a garage or carport is attached to a [principal building](#) by a [roof](#), open or close structure or [foundation](#), it [shall](#) be considered as part of the [principal building](#) and not an [accessory building](#).
- 15.2.5 Where no rear alley is provided, [development](#) of [two-family dwellings](#) [shall](#) include provision for future [development](#) of a garage, either attached or detached, and access to it. Parking for [row housing](#) and [stacked row housing](#) [shall](#) be either covered or provided as a surface parking lot.

- 15.2.6 Where a rear alley exists, the [two-family dwelling](#), [row housing](#) or [stacked row housing](#) [shall](#) provide vehicular access from rear of the property.
- 15.2.7 No person [shall](#) construct a [fence](#) higher than 1.8m (6.0ft) in any residential district. The height of the [fence](#) along the front and [side](#) property lines within the portion of the [front yard](#) located beyond the front setback line of the [principal building](#) [shall](#) be no greater than 0.9m (3ft).
- 15.2.8 No person [shall](#) keep in any part of any yard an [excavation](#), storage, or piling up of materials required during construction unless all safety measures are undertaken, and the owner of such materials or [excavations](#) assumes full responsibility, and does not permit the [excavation](#) or storage to last any longer than reasonably necessary to complete a particular stage of construction work.
- 15.2.9 [Front](#) and [rear yards](#) [shall](#) be considered as [amenity areas](#) for [row housing](#) and [stacked row housing developments](#).