

40.2 TWO FAMILY DADU RESIDENTIAL [RD-4]

The intent of this Zone is to accommodate Single Family or Two Family Dwelling Units on individual Parcels of land, with the option of one additional dwelling unit in the form of a Detached Accessory Dwelling Unit on parcels that only have a Single Family Dwelling.

(1) Permitted Uses

The following Uses and no others shall be permitted:

- (a) Single Family Residential
- (b) Two Family Residential
- (c) Detached Accessory Dwelling Unit: subject to the requirements of Section 30.7 of this bylaw.
- (d) Home Occupation
- (e) Boarding: subject to the requirements of Section 30.3 of this bylaw.
- (f) Urban Hens: subject to the requirements of Section 30.4 of this bylaw.

(2) Parcel Size

The minimum Parcel Size of fee simple Parcels created by subdivision shall be 668 square metres.

(3) Minimum Lot Width

The minimum width of Parcels created by subdivision shall be 18.3 metres, measured at the Front Building Line.

(4) Single Family Dwelling - Base Density:

- (a) 1 building containing dwelling unit(s)
- (b) 2 Dwelling Units

(5) Single Family Dwelling - Bonus Density:

- (a) 2 building containing dwelling unit(s)
- (b) 2 Dwelling Units

on the provision of all of the following conditions:

- (i) The owner shall grant a Covenant under Section 219 of the *Land Title Act* with the Township for the purposes of ensuring a Detached Accessory Dwelling Unit is not subject to subdivision under the provisions of either the *Land Title Act* or the *Strata Property Act*, including building strata, nor otherwise changes its use as a secondary use only within the singular control of the owner of the Single Family Dwelling;
- (ii) The owner shall enter into a Housing Agreement with the Township, under Section 483 of the *Local Government Act* to ensure that:

- (1) the Detached Accessory Dwelling Unit is not restricted in its availability for use as affordable rental accommodation.
- (2) the registered owner of the lot must occupy either the Single Family Dwelling or the Detached Accessory Dwelling Unit as the owner's Permanent Residence.

(6) **Two Family Dwelling - Density**

- (a) Not more than one (1) Principal Building shall be located on a Parcel.
- (b) The number of Dwelling Units located on a Parcel shall be limited to two (2).

(7) **Unit Size**

The Floor Area of a Detached Accessory Dwelling Unit shall not exceed 65 square metres.

(8) **Floor Area Ratio**

- (a) For parcels 800 square metres in area and larger, the Floor Area Ratio for Two Family Dwellings shall not exceed 0.35.
- (b) For parcels under 800 square metres in area the Floor Area Ratio for Two Family Dwellings shall not exceed 0.4.
- (c) The Floor Area Ratio shall not exceed 0.35 for parcels with a Single Family Dwelling.

(9) **Building Height**

- (a) No Principal Building shall exceed a Height of 7.3 metres.
- (b) No Detached Accessory Dwelling Unit shall exceed a Height of 4.2 metres or the Height of the Principal Building, whichever is the lesser
- (c) The top of the Detached Accessory Dwelling Unit shall not exceed the geodetic elevation of the top of the Principal Building.
- (d) No Accessory Building shall exceed a Height of 3.6 metres.

(10) **Lot Coverage and Rear Yard Coverage**

- (a) All Buildings and Structures combined shall not cover more than 30% of the Area of the Parcel.
- (b) All Accessory Buildings and Structures combined shall not cover more than 10% of the Area of the Parcel.
- (c) The Detached Accessory Dwelling Unit and all Accessory Buildings and Structures combined shall not cover more than 25% of the Area of the

Rear Yard.

(11) **Siting Requirements**

(a) **Principal Building**

- (iv) Front Setback: No Principal Building shall be located within 7.5 metres of the Front Lot Line.
- (v) Side Setback: No Principal Building shall be located within 1.5 metres of an Interior Side Lot Line, with the total Setback of all Side Yards not to be less than 4.5 metres. In the case where a Parcel is not served by a rear lane, one (1) Side Yard shall not be less than 3 metres. In the case of a Corner Lot, no Principal Building shall be located within 3.6 metres of an Exterior Side Lot Line.
- (vi) Rear Setback: No Principal Building shall be located within 7.5 metres of a Rear Lot Line.

(b) **Detached Accessory Dwelling Unit**

- (i) Front Setback: No Detached Accessory Dwelling Unit shall be located in front of the front face of the Principal Building.
- (ii) Side Setback: No Detached Accessory Dwelling Unit shall be located within 1.5 metres of an Interior Side Lot Line, with the total Setback of all Side Yards not to be less than 4.5 metres. In the case of a Corner Lot, no Detached Accessory Dwelling Unit shall be located within 3.6 metres of an Exterior Side Lot Line.
- (iii) Rear Setback: No Detached Accessory Dwelling Unit shall be located within 1.5 metres of a Rear Lot Line.
- (v) Building Separation: No Detached Accessory Dwelling Unit shall be located within 2.5 metres of a Principal Building.

(b) **Accessory Building**

- (i) Front Setback: No Accessory Building shall be located in front of the front face of the Principal Building.
- (ii) Side Setback: No Accessory Building shall be located within 1.5 metres of an Interior Side Lot Line.
- (iii) Rear Setback: No Accessory Building shall be located within 1.5 metres of a Rear Lot Line.
- (iv) Building Separation: No Accessory Building shall be located within 2.5 metres of a Principal Building.
- (v) Building Separation: No Accessory Building shall be located

within 2.5 metres of a Detached Accessory Dwelling Unit.

(12) **Fencing**

Subject to Section 22, no fence shall exceed a Height of 1.2 metres in front of the front face of the Principal Building and 2 metres behind the front face of the Principal Building.

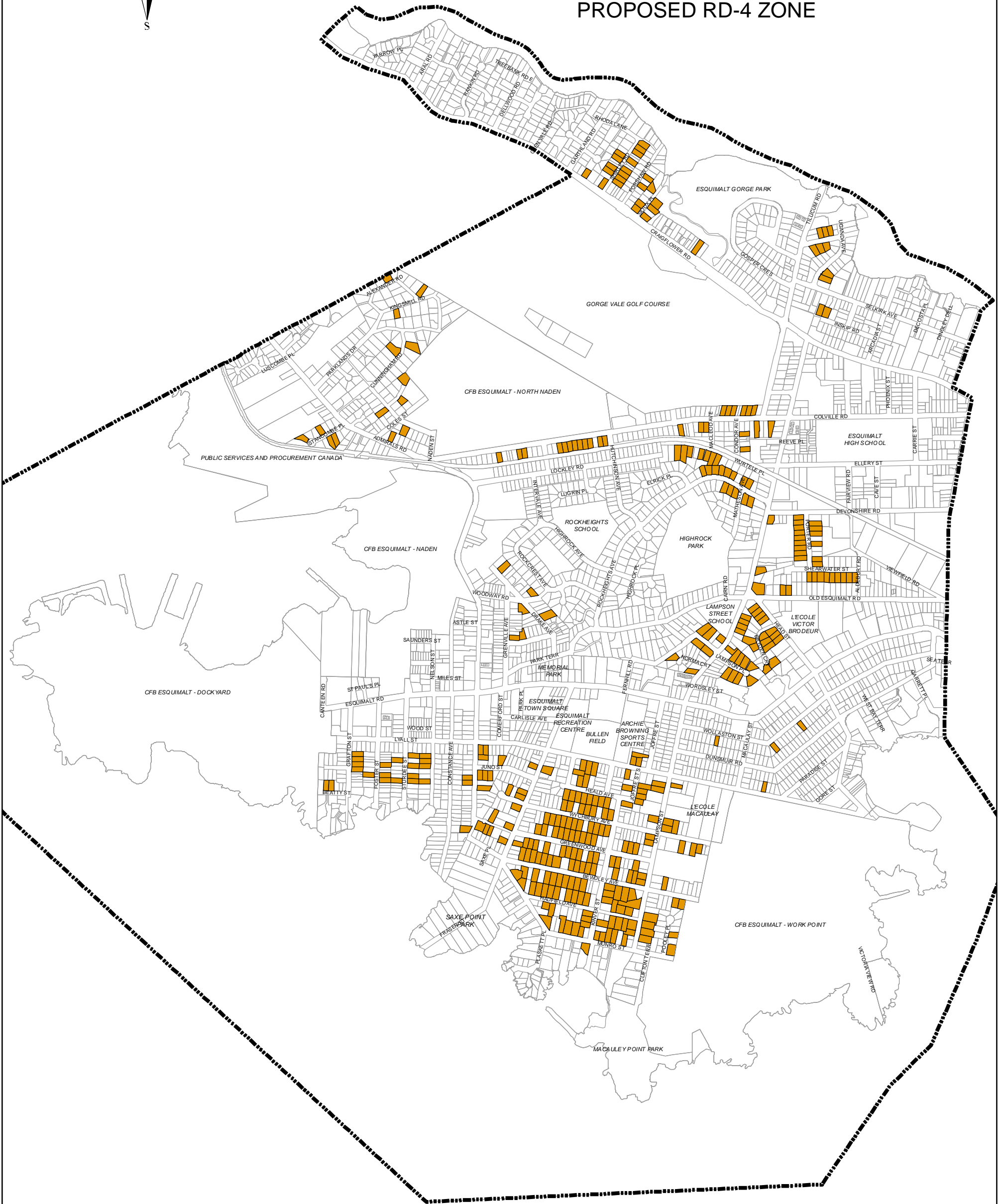
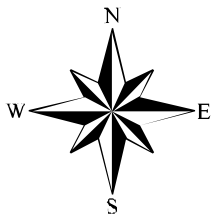
(13) **Off-Street Parking**

Off-street parking shall be provided in accordance with the requirements of Parking Bylaw, 1992, No. 2011(as amended).”

AMENDMENT BYLAW NO. 3013

SCHEDULE E

PROPOSED RD-4 ZONE



Legend

- Township of Esquimalt Boundary
- Proposed RD-4 Zone

