



2353

2355

2357

25

26

2359

R2

A

B

2361

P1

2363

C

65

2364

R2

C

2362

2360

B

2373

C

2351

Amd 77 Park

District of Sooke

# Medium Lot Residential

# R2

**202.1 Purpose:** This zone is intended to apply to those residential parcels of land designated as Community Residential that are within the Sewer Specified Area.

**202.2 Permitted Uses:**

**Principal Uses:**

- a) Horticulture
- b) Single family dwelling or one duplex per lot

**Accessory Uses:**

- c) Bed and breakfast
- d) Boarding and lodging
- e) Home-based business
- f) One secondary suite or one small suite on a lot with a single family dwelling
- g) Vacation accommodation unit

**202.3 Minimum Lot Size for Subdivision Purposes:** 600 m<sup>2</sup>

**202.4 Minimum Width for Subdivision Purposes:** 15 m

**202.5 Maximum Height:**

- a) Principal Buildings: 3 storeys up to a maximum height of 12 metres *(added by Bylaw No. 584 adopted February 11, 2014)*
- b) Accessory Buildings: 9 m

**202.6 Maximum Lot Coverage:** 40%

**202.7 Minimum Setbacks:**

Use	Front Lot Line	Flanking Lot Line	Side Lot Line	Rear Lot Line	Lane Lot Line
Principal Building or Structure	4.5 m – house portion 6 m – garage/ carport portion	4.5 m	1.2 m	4.5 m	4.5 m
Accessory Building or Structure – 1 storey	7.5 m	4.5 m	1.2 m	1.5 m	0 m
Accessory Building or Structure – 2 storey	7.5 m	4.5 m	2 m	2 m	0 m