

5.31 Residential Two A (R – 2A) Zone

Sections 5.31.1 through 5.31.7 apply to any lot in the R – 2A Zone.

Purpose:

This zone provides for manufactured homes on lots created specifically for manufactured homes, and for single or for two-family residences, on lots in the Rama Road and Ebert Road areas in North Campbell River.

Permitted Uses:

5.31.1 On any lot, the following uses are permitted:

- (a) one single-family residential dwelling or one "single-wide" manufactured home; or
- (b) one two-family residential dwelling, or up to two single-family residential dwellings or "single-wide" manufactured homes (may include one of each) in accordance with sub-section 5.30.2 below.

Lot Area and Frontage:

5.31.2 The minimum lot area is 420 square metres for lots contained one dwelling, or 650 square metres for lots containing two dwellings.

5.31.3 The minimum lot frontage is 12 metres, except for cul-de-sacs and outside corners where the minimum is reduced to 11 metres.

Lot Coverage:

5.31.4 The maximum lot coverage of all buildings is 40%.

Minimum Dimensions Required for Yards:

5.31.5 Yards in this zone must have the following minimum dimensions:

Front yard: minimum 5.0 metres

Rear yard: minimum 7.0 metres

Side yard: minimum 1.5 metres

Side yard adjoining a local road: minimum 3.5 metres

Side yard adjoining a highway, arterial or collector road: minimum 4.5 metres

5.31.6 In order to provide adequate parking area, the setback in front of the opening to a garage (measured to the face of the garage door) or to a carport (measured to the outside of the support columns) shall be minimum 6.0 metres, except for lots created or where building permits were issued between January 1, 1998 and the original date of final adoption of this bylaw (minimum 5.0 metres during this period).

Building Height:

5.31.7 The maximum height of a principal building is 8.0 metres.