Section 8.21. Low Density Residential (R2) Land Use District

(1) Application

This section applies to the district designated as Low Density Residential (R2) on the Land Use District Map, Schedule A, of this Bylaw. Additional requirements are outlined in the Established Neighbourhood Overlay District, Schedule E, for development taking place in established neighbourhoods outlined in Figure 27. **(BL19/2006)**

(2) Purpose

The purpose of the Low Density Residential (R2) Land Use District is to provide an area for duplex and semi-detached housing and other developments compatible with the low density residential nature of the district.

(3) Permitted Land Uses

The following are permitted uses:

(a) duplex;

(b) group home;

(d) semi-detached housing;

(e) single-detached house;

(f) basement suite associated with a single-detached house; and **(BL7/2007)**

(g) park.

(4) Discretionary Land Uses

The following are discretionary uses:

(a) bed and breakfast;

(b) family day home;

(c) home occupation;

(d) public utility building;

(e) raffle home;

(f) residential sales centre;

(g) show home;

(h) wall mural; and

(j) accessory development to any use listed in subsections (3) and (4).

(5) Floor Area

(a) The minimum gross floor area per principal dwelling unit is 75 sq. m, excluding the area of an attached garage.