

Section 6.21 - One- and Two-Family Residential (R2) Zone

The intent of the One- and Two-Family Residential Zone is to permit one-family dwellings on lots with an area of not less than 550 m² (5 920 ft²) in areas served by community sanitary sewers, to permit one-family dwellings on lots with an area of not less than 1.0 ha (2.47 acres) in areas not served by community sanitary sewers and to permit two-family dwellings on lots with an area of not less than 835 m² (8 990 ft²) within areas served by community sanitary sewers. **(Bylaw Nos. 386, 860, and 1146)**

6.21.01 Permitted Uses

The following uses and no others are permitted in the One- and Two-Family Residential Zone:

- (1) accessory buildings and uses;
- (2) group day care in accordance with Section 3.26.02; **(Bylaw Nos. 717, 1039)**
- (3) home occupation in accordance with Section 3.09; **(Bylaw No. 1146)**
- (4) one-family or two-family dwelling;
- (5) secondary suite in a one-family dwelling in accordance with Section 3.08; **(Bylaw No. 1146)**
- (6) temporary construction and real estate marketing offices; **(Bylaw No. 984)**
- (7) the keeping of horses, cattle, sheep, goats, rabbits and poultry, for domestic purposes on lots of 4 000 m² (1 acre) or more in area;
- (8) the keeping of not more than four boarders in a one-family dwelling; and
- (9) on land legally described as Lot 12, Section 105, Esquimalt District, Plan 36621 (332 Selica Road), one mobile home or modular home; **(Bylaw No. 1039)**
- (10) uses permitted by section 3.01 of this Bylaw.

6.21.02 Subdivision Lot Requirements

- (1) No lot having an area less than 1 .0 ha (2.47 acres) may be created by subdivision in the One- and Two-Family Residential (R2) Zone except that a lot of 550 m² (5 920 ft²) or more may be created by subdivision if the property is served by a community sanitary sewer. **(Bylaw Nos. 386, 860, and 1146)**
- (2) Notwithstanding article (1), the following Subdivision Lot Requirements apply to lots abutting Langford, Glen or Florence Lake: **(Bylaw No. 1170)**
 - (a) No lot having an area less than 1 500 m² (16 146 ft²) may be created by subdivision, and the streamside protection and enhancement area designated by a qualified environmental professional in a riparian area assessment shall not be included in the lot area calculation for the purpose of determining compliance with this article; and

- (b) Notwithstanding article 2(i), lots having areas of 950 m² (10 226 ft²) and more may be created by subdivision if the streamside protection and enhancement area designated by a qualified environmental professional in a riparian area assessment of the lot being subdivided is transferred to the City of Langford at the time of subdivision.
- (3) No lot may be created having a lot width less than 16 m (52.5 ft).
- (4) No lot may be created having a building envelope with a width or depth less than 7 m (23 ft) nor an area less than 186 m² (2 000 ft²).
- (5) Notwithstanding article (3), no lot may be created with an area less than 550 m² (5 920 ft²) which has a lot area width less than 9.5 m (31 ft), a building envelope with a width or depth less than 7 m (23 ft) and a building envelope area less than 93 m² (1 000 ft²). **(Bylaw No. 907)**

6.21.03 Density of Development

- (1) There may not be more than one residential building on a lot. **(Bylaw No. 556)**
- (2) Notwithstanding subsection 6.21.03(1), there may be two residential buildings on a lot if: **(Bylaw No. 556)**
 - (a) The lot area is not less than 835 m² (8 990 ft²) and not greater than 1 099 m² (11 830 ft²), or not greater than 1404 m² (15 113 ft²) for property legally described as Lot 7, Section 1, Esquimalt District, Plan 7295. **(Bylaw No. 664)**

- (b) The lot was in existence on 1 January 2001; or **(Bylaw No. 1101)**

In existence on 1 July 2001 for the properties legally described as: **(Bylaw No. 1101)**

- i. Lot A, Section 81, Esquimalt District, Plan VIP72213;
- ii. Lot B, Section 81, Esquimalt District, Plan VIP72213; and
- iii. Lot 1, Section 84, Esquimalt District, Plan VIP72018; or **(Bylaw Nos. 616, 1101)**

In existence on 1 May 2007 for the property legally described as:

- i. Lot 24, Section 84, Esquimalt District, Plan VIP79168. **(Bylaw No. 1101)**
- (c) Each building is oriented towards the street, and in the case of corner lots one building may be oriented towards the front street, and the other building may be oriented towards the flanking side street;
- (d) Neither building is situated behind the other building, with the sole exception of those instances where two buildings form part of the same strata plan on a corner lot; **(Bylaw No. 637)**
- (e) The gross floor area of one building is not less than 85% of the gross floor area of the other building;
- (f) Each building has a separate driveway; and
- (g) Neither building on a single lot has a secondary suite.

6.21.04 Lot Coverage

Lot coverage of all buildings and structures may not exceed 35% except that, for lots less than 550 m² (5 920 ft²) in area, lot coverage for all buildings and structures may not exceed 50% **(Bylaw No. 1372)**.

6.21.05 Height and Size of Principal Use Buildings

No building or structure may exceed a height of 9 m (30 ft).

6.21.06 Setbacks

- (1) No building or structure may be located:
 - (a) within 6 m (20 ft) of any front or rear lot line; or
 - (b) within 1.5 m (5 ft) of any interior lot line; or
 - (c) within 4.5 m (15 ft) of any exterior side lot line;
 - (d) despite article (1) and the rest of this article, no garage or carport that faces an exterior side lot line may be located within 5.8 m (19 ft) of the exterior side lot line as measured from the front face of the garage door or from the front of the carport structure. This setback may be reduced to 2 m (6.6 ft), or as allowed by *B.C. Building Code*, if additional and sufficient parking spaces are provided on the subject property so as to achieve compliance with the parking requirements of this bylaw. **(Bylaw No. 1223)**
- (2) Despite article (1) the siting of any building for the keeping of horses, cattle, sheep, or goats must comply with section 3.12 of this Bylaw.
- (3) Despite article (1) and section 3.12 of this Bylaw, no building for the keeping of poultry and rabbits may be located within 6 m (20 ft) of any interior side lot line nor within 7.6 m (25 ft) of any exterior side, front or rear lot line.
- (4) Notwithstanding any other regulation in this section, the setback from an interior lot line for a two-family dwelling may not be less than 3 m (10 ft). **(Bylaw No. 637)**
- (5) Despite article (1), no building or structure on a lot that is less than 550 m² (5 920 ft²) in area may be located. **(Bylaw Nos. 907, 1372)**
 - (a) within 4.5 m (15 ft) of any front lot line when the lot fronts on and has access from a highway or access route in a bare land strata plan, nor within 5.8 m (19 ft) of a portion of a building comprising an attached garage, connected to the highway or access route by a driveway. This setback may be reduced to 3 m (10 ft) where automobile access to the dwelling is provided from the rear by way of a rear lane or access route in a bare land strata plan and all parking is located at the rear of the dwelling; **(Bylaw No. 1372)**
 - (b) within 6 m (20 ft) of any rear lot line;
 - (c) within 3 m (10 ft) of any exterior side lot line; or
 - (d) within 1.2 m (4 ft) of any interior side lot line;

- (e) despite article (1) and the rest of this article, no garage or carport that faces an exterior side lot line may be located within 5.8 m (19 ft) of the exterior side lot line as measured from the front face of the garage door or from the front of the carport structure. This setback may be reduced to 2 m (6.6 ft), or as allowed by *B.C. Building Code*, if additional and sufficient parking spaces are provided on the subject property so as to achieve compliance with the parking requirements of this bylaw. **(Bylaw No. 1223)**

6.21.07 (Deleted by Bylaw No. 1451)

6.21.08 Regulations for Two-Family Dwelling Use

In addition to the other regulations in this section the following regulations apply to two-family dwellings in the One- and Two-Family Residential (R2) Zone: **(Bylaw No. 860)**

- (1) Two-family dwellings are prohibited on panhandle lots and lots abutting Langford, Glen or Florence Lake. **(Bylaw No. 1170)**
- (2) The lot area may not be less than 835 m² (8 990 ft²).
- (3) The lot width may not be less than 18 m (59 ft).
- (4) The width of the building envelope may not be less than 14 m (46 ft).
- (5) Deleted. **(Bylaw No. 637)**
- (6) In addition to all other regulations of this Bylaw a continuous landscape and screening area of at least 1 m (3 ft) in width containing a shrub, hedge or fence screen of a minimum height of 1.8 m (6 ft), at time of planting, must be provided along any interior lot line starting from 6 m (20 ft) to the rear of the front lot line and extending to the rear lot line. **(Bylaw No. 860)**
- (7) In addition to all other regulations of this Bylaw any building or structure on the lot must be dimensioned, sited, and designed in conformance with an approved development permit. **(Bylaw No. 860)**

6.21.09 Landscape Screening

The relevant regulations of section 3.21 of this Bylaw must apply.

6.21.10 General

The relevant regulations of Part 3 of this Bylaw must apply.