



# Brampton

## Zoning By-Law Office Consolidation

(280-2005) (204-2010)

### SECTION 15.3 RESIDENTIAL SEMI-DETACHED A(2) – R2A(2) ZONE

The lands zoned R2A(2) on Schedule A to this by-law:

15.3.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
	(1) a single detached dwelling
	(2) a semi-detached dwelling
	(3) a group home type 1
	(4) an auxiliary group home
(b) <u>Non-Residential</u>	
	(1) a place of worship
	(2) purposes accessory to the other permitted purposes

15.3.2 shall be subject to the following requirements and restrictions:

(a) <b>Minimum Lot Area</b>	557 square metres per lot and 269 square metres per dwelling unit
(b) <b>Minimum Lot Width</b>	18 metres
(c) <b>Minimum Lot Depth</b>	No requirement
(d) <b>Minimum Front Yard Depth</b>	3 metres provided that the centre of the front wall of any dwelling unit shall not be closer than 4.5 metres from the front lot line and the front of any garage or carport shall not be closer than 7 metres from the front lot line.
(e) <b>Minimum Interior Side Yard Width</b>	1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof, except where there is no garage or carport, in which case, the minimum requirement is 2.4 metres

<b>(f)</b>	<b>Minimum Exterior Side Yard Width</b>	3 metres
<b>(g)</b>	<b>Minimum Rear Yard Depth</b>	3 metres provided that the centre of the rear wall of any building shall not be closer than 7.5 metres to the rear lot line
<b>(h)</b>	<b>Maximum Building Height</b>	10.6 metres
<b>(i)</b>	<b>Maximum Lot Coverage</b>	55%
<b>(j)</b>	<b>Minimum Landscaped Open Space</b>	50% of the minimum front yard area of an interior lot and 60% of the minimum front yard area of a corner lot, and 40% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line