

PART 10 LOW-DENSITY RESIDENTIAL ZONES

1001 RS-2 Rural Residential

(1) Intent

This zone provides for low-density *residential uses* of up to one *principal dwelling unit* and limited *agricultural uses* on large acreage *lots*.

(2) Permitted Uses

Principal uses, limited to:

- (a) *Single-detached dwelling*
- (b) *Agricultural*, as limited under Sub-section (3)(a)

Accessory uses, limited to:

- (a) *Boarding*, as limited under Section 508(1)
- (b) *Accessory dwelling unit*
- (c) *Accessory residential*
- (d) *Accessory home occupation*, as limited under Section 508(3)
- (e) *Accessory produce sales*, as limited under Sub-section (11)(a)

(3) Conditions of Use

- (a) An *agricultural use*:
 - (i) must not have more than one horse, cow, sheep or goat per 1,000 square metres of *lot area*; and
 - (ii) not including mushroom growing, the keeping for *commercial* purposes of swine, poultry or fur-bearing animals and the keeping of dogs, except as permitted as an *accessory residential use*; and
 - (iii) does not include *cannabis production*.
- (b) A maximum of one *accessory dwelling unit* is permitted on a *lot*.

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(4) Lot Size

The following *uses* are not permitted on *lots* having an area less than the corresponding areas below:

<u>Use</u>	<u>Minimum Lot Area (m²)</u>
<i>Agricultural</i>	4,050
<i>Single-detached dwelling</i>	4,050
<i>Accessory produce sales</i>	4,050

- (a) The minimum *lot* depth is 22.7 metres.
- (b) The maximum *lot* size for a public park is 0.8 hectares.

(5) Density

- (a) The maximum *density* shall be 2.5 units per hectare.
- (b) When calculating units per hectare, *accessory dwelling units* are excluded from the calculation.

(6) Lot Coverage

- (a) All *buildings* and *structures* together must not exceed a *lot coverage* of 45%.
- (b) All *buildings* and *structures* for *agricultural use* must not exceed a *lot coverage* of 20%.

(7) Buildings Per Lot

No more than one *principal building* for *residential use* is permitted per *lot*.

(8) Setbacks

- (a) *Buildings* and *structures* for the following *uses* must meet the siting distance from other *buildings* and *structures* where applicable and be sited no closer than the corresponding setbacks from *lot* lines, bodies of water and other *uses* set out below:

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<i>Use</i>	<i>Front Lot Line (metres)</i>	<i>Rear Lot Line (metres)</i>	<i>Interior Side Lot Line (metres)</i>	<i>Exterior Side Lot Line (metres)</i>	<i>Wells or Streams (metres)</i>	<i>Distance from Single-Detached Dwelling Use (metres)</i>
<i>Single-detached dwelling, public park</i>	7.6	7.6	1.8	3.8	See Sections 519 and 523	
<i>Agricultural</i>	30	15	15	30	30	15
<i>Accessory residential and accessory off-street parking buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	7.6	7.6	1.8	3.8	See Sections 519 and 523	Attached or less than 1.6
<i>Detached accessory residential and accessory off-street parking buildings and structures where sited 1.6 metres or more from a building for residential use</i>	7.6	1.2	1.2	3.8	See Sections 519 and 523	1.6 or more

(b) the siting distance is measured from the outermost limit of the *building* or any permitted projections, whichever is greater.

(c) The above setbacks may increase under Sections 518, 519 and 523 or decrease under Section 514.

(9) Location of Uses

(a) An *accessory dwelling unit* must be contained within a *principal building* for a *single-detached dwelling use*.

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(10) Height

- (a) Buildings and *structures* for *single-detached dwelling use* must not exceed a height of:
 - (i) 7.3 metres, or
 - (ii) 11.0 metres for buildings and *structures* having a roof slope with a pitch of 3 in 12 or greater for an area of at least 80% of all roof surfaces.
- (b) Detached buildings and *structures* for *accessory residential* or *accessory off-street parking* must not exceed a height, measured from *finished grade*, of:
 - (i) 3.7 metres; or
 - (ii) 4.6 metres, for an *accessory building* that has a roof with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces.

(11) Building Size

The maximum total *floor area* of *buildings* and *structures* for *accessory produce sales use* is 12 m².

(12) Off-Street Parking and Loading

The regulations under Part 7 apply.

(13) Other Regulations

The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 apply.

PART 10 LOW-DENSITY RESIDENTIAL ZONES

1002 R-1 Small-Scale Residential

(1) Intent

This zone provides for low-density *residential uses* of up to four *dwelling units* per *lot*.

(2) Permitted Uses

Principal uses, limited to:

- (a) *Small-scale residential*

Accessory uses, limited to:

- (b) *Boarding*
- (c) *Accessory residential*
- (d) *Accessory home occupation*
- (e) *Accessory institutional support services*

(3) Conditions of Use

- (a) A maximum of four *dwelling units* are permitted on a *lot*.

(4) Lot Size

- (a) The minimum *lot area* is 650 m².
- (b) The minimum *lot width* is 18.5 metres.

(5) Density

- (a) All *buildings* and *structures*, including those for *accessory off-street parking uses* and *accessory residential uses*, must not exceed the following densities:

Number of <i>Dwelling Units</i>	Maximum <i>Floor Area Ratio</i>
One or Two	0.65
Three or Four	0.75

1002 R-1 Small-Scale Residential

- (b) Despite the maximum *floor area ratio* permitted in Sub-section (5)(a), the *floor area* may be increased by up to 40 m² per *lot* containing a single *dwelling unit* and 46 m² per *lot* containing two or more *dwelling units* for above-grade *concealed parking* and *accessory off-street parking structures* other than *underground parking*.

(6) Lot Coverage

- (a) All *buildings* and *structures* together must not exceed a *lot coverage* of 50%, excluding detached *structures* used solely for enclosed and covered solid waste and green waste storage, and may include recycling storage.

(7) Buildings Per Lot

One or more *principal buildings* are permitted on a *lot*.

(8) Setbacks

- (a) *Buildings* and *structures* must be sited no closer than the corresponding setbacks from the *lot* lines set out below:

<i>Building or Structure Type</i>	<i>Front Lot Line (metres)</i>	<i>Rear Lot Line without a Lane (metres)</i>	<i>Rear Lot Line along a Lane (metres)</i>	<i>Interior Side Lot Line (metres)</i>	<i>Exterior Side Lot Line (metres)</i>
<i>Principal buildings and accessory buildings and structures attached to or sited less than 1.6 metres from a principal building</i>	5.5	6.0	1.2	1.2	3.0
<i>Detached accessory buildings and structures where sited 1.6 metres or more from a principal building</i>	5.5	1.2	1.2	1.2	3.0

1002 R-1 Small-Scale Residential

- (b) The setbacks under Sub-section (8)(a) are subject to increase or decrease as follows:
 - (i) the setback from the *rear lot line* without a *lane* is 1.2 metres for a *principal building* that does not exceed a height, measured from *finished grade*, of:
 - (i.i) 3.7 metres; or
 - (i.ii) 4.6 metres for *buildings* having a roof with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces.
 - (ii) in accordance with Sections 514, 518, 519 and 523.
- (c) *Principal buildings* must meet the siting distance from other *principal buildings* on the same *lot*, measured from the outermost *wall* of the *building*, as follows:
 - (i) where two or more *principal buildings* are sited front to back, relative to the defined *front lot line*, *principal buildings* must maintain a minimum separation distance of:
 - (i.i) 6.0 metres; or
 - (i.ii) 9.0 metres where each *principal building* has a *height* of three *storeys* at their facing *wall* or side, including any basement that projects more than 1.3 metres above *finished grade* as a *storey*;
 - (ii) where two or more *principal buildings* are sited side by side, relative to the defined *front lot line*, *principal buildings* must maintain a minimum separation distance of 2.4 metres; and
 - (iii) for the purposes of Sub-sections (8)(c)(i) and (8)(c)(ii), to be considered a single *principal building*, *dwelling units* must be joined by a continuous common *wall* that links above-grade *habitable rooms* and directly connected by an associated building foundation.
- (d) *Accessory buildings* and detached *accessory off-street parking structures* must maintain a minimum separation distance of 3.0 metres from *principal buildings*.

(9) Location of Uses

- (a) *Accessory off-street parking* is not permitted within an *exterior side lot line* setback, *access driveway* or *front yard*, except for:
 - (i) unenclosed parking for an *accessory dwelling unit*, which may be permitted within a *front yard* on a *lot* that does not have *lane* access; and
 - (ii) *tandem parking*, which may be permitted in an *access driveway* or *front yard* on a *lot* that does not have *lane* access.
- (b) Detached *accessory uses, buildings* and *structures* must not be located in the *front yard*.

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(10) Height

- (a) *Principal buildings* must not exceed a *height* of three *storeys* on any face or side, including any basement that projects more than 1.3 metres above *finished grade* as a *storey*, and a total *height* of 11.0 metres.
- (b) *Accessory buildings and structures* must not exceed a height, measured from *finished grade*, of:
 - (i) 3.7 metres; or
 - (ii) 4.6 metres for *accessory buildings and structures* having a roof with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces.

(11) Building Size

- (a) The maximum length of any *wall* of a detached *building or structure* for *accessory off-street parking* is 10.3 metres, and the *building or structure* must not contain more than three *parking spaces*.
- (b) Where one or more entrances to a *concealed parking garage* or *accessory off-street parking building or structure* faces a *street or roadway*, the combined maximum width of a garage door or doors is 6.0 metres.

(12) Off-Street Parking and Loading

- (a) The regulations under Part 7 of this Zoning Bylaw apply.

(13) Other Regulations

- (a) Each *dwelling unit* must be provided with access to an on-site private or *common amenity area* or areas that have a total area not less than 20 m² per *dwelling unit*.
- (b) Each *dwelling unit* must include an indoor enclosed storage area in accordance with the following:
 - (i) the indoor enclosed storage area meets the area and dimensions corresponding to the size of the *dwelling unit* set out below:

1002 R-1 Small-Scale Residential

Size of <i>Dwelling Unit</i>	Size of Storage Area
<i>Dwelling unit</i> that measures 79 m ² or less	Not less than 2.2 m ² and not more than 4.5 m ² and one <i>wall</i> measures a minimum 1.8 metres
<i>Dwelling unit</i> that measures greater than 79 m ²	Not less than 3.3 m ² and not more than 4.5 m ² and one <i>wall</i> measures a minimum 1.8 metres

- (ii) the indoor enclosed storage area is:
 - (ii.i) one *storey* in *height*;
 - (ii.ii) located at the main floor of the *dwelling unit*;
 - (ii.iii) not a *bedroom* closet; and
 - (ii.iv) windowless.
- (c) The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 of this Zoning Bylaw apply.

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PART 10 LOW-DENSITY RESIDENTIAL ZONES

1003 R-2 Compact Small-Scale Residential

(1) Intent

This zone provides for low-density *residential uses* of up to four *dwelling units* per *lot* on compact *lots*.

(2) Permitted Uses

Principal uses, limited to:

- (a) *Small-scale residential*

Accessory uses, limited to:

- (b) *Boarding*
- (c) *Accessory residential*
- (d) *Accessory home occupation*
- (e) *Accessory institutional support services*

(3) Conditions of Use

- (a) A maximum of four *dwelling units* are permitted on a *lot*.
- (b) Notwithstanding Sub-section (3)(a), where a *lot* has an *area* of 280 m² or less, a maximum of three *dwelling units* are permitted on the *lot*.

(4) Lot Size

- (a) The minimum *lot area* is 465 m².
- (b) The minimum *lot width* is 12.5 metres.

(5) Density

- (a) All *buildings* and *structures*, including those for *accessory off-street parking uses* and *accessory residential uses*, must not exceed a *floor area* of 0.75 times the *lot area*.
- (b) Despite the maximum *floor area ratio* permitted in Sub-section (5)(a), the *floor area* may be increased by up to 40 m² per *lot* containing a single *dwelling unit* and 46 m² per *lot* containing two or more *dwelling units* for above-grade *concealed parking* and *accessory off-street parking structures* other than *underground parking*.

1003 R-2 Compact Small-Scale Residential

(6) Lot Coverage

- (a) All *buildings* and *structures* together must not exceed a *lot coverage* of 50%, excluding detached *structures* used solely for enclosed and covered solid waste and green waste storage, and may include recycling storage.

(7) Buildings Per Lot

No more than two *principal buildings* are permitted on a *lot*.

(8) Setbacks

- (a) *Buildings* and *structures* must be sited no closer than the corresponding setbacks from the *lot* lines set out below:

<i>Building or Structure Type</i>	<i>Front Lot Line (metres)</i>	<i>Rear Lot Line without a Lane (metres)</i>	<i>Rear Lot Line along a Lane (metres)</i>	<i>Interior Side Lot Line (metres)</i>	<i>Exterior Side Lot Line (metres)</i>
<i>Principal buildings and accessory buildings and structures attached to or sited less than 1.6 metres from a principal building</i>	4.0	6.0	1.2	1.2	3.0
<i>Detached accessory buildings and structures where sited 1.6 metres or more from a principal building</i>	4.0	1.2	1.2	1.2	3.0

1003 R-2 Compact Small-Scale Residential

- (b) The setbacks under Sub-section (8)(a) are subject to increase or decrease as follows:
 - (i) the setback from the *rear lot line* without a *lane* is 1.2 metres for a *principal building* that does not exceed a height, measured from *finished grade*, of:
 - (i.i) 3.7 metres; or
 - (i.ii) 4.6 metres for *buildings* having a roof with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces.
 - (ii) in accordance with Sections 514, 518, 519 and 523.
- (c) *Principal buildings* must meet the siting distance from other *principal buildings* on the same *lot*, measured from the outermost *wall* of the *building*, as follows:
 - (i) where two or more *principal buildings* are sited front to back, relative to the defined *front lot line*, *principal buildings* must maintain a minimum separation distance of:
 - (i.i) 6.0 metres; or
 - (i.ii) 9.0 metres where each *principal building* has a *height* of three *storeys* at their facing *wall* or side, including any basement that projects more than 1.3 metres above *finished grade* as a *storey*;
 - (ii) where two or more *principal buildings* are sited side by side, relative to the defined *front lot line*, *principal buildings* must maintain a minimum separation distance of 2.4 metres; and
 - (iii) for the purposes of Sub-sections (8)(c)(i) and (8)(c)(ii), to be considered a single *principal building*, *dwelling units* must be joined by a continuous common *wall* that links above-grade *habitable rooms* and directly connected by an associated building foundation.
- (d) *Accessory buildings* and detached *accessory off-street parking structures* must maintain a minimum separation distance of 3.0 metres from *principal buildings*.

(9) Location of Uses

- (a) *Accessory off-street parking* is not permitted within an *exterior side lot line* setback, *access driveway* or *front yard*, except for:
 - (i) unenclosed *parking* for an *accessory dwelling unit*, which may be permitted within a *front yard* on a *lot* that does not have *lane* access; and
 - (ii) *tandem parking*, which may be permitted in an *access driveway* or *front yard* on a *lot* that does not have *lane* access.
- (b) Detached *accessory uses, buildings* and *structures* must not be located in the *front yard*.

1003 R-2 Compact Small-Scale Residential

(10) Height

- (a) *Principal buildings* must not exceed a *height* of three *storeys* on any face or side, including any basement that projects more than 1.3 metres above *finished grade* as a *storey*, and a total *height* of 11.0 metres.
- (b) *Accessory buildings and structures* must not exceed a height, measured from *finished grade*, of:
 - (i) 3.7 metres; or
 - (ii) 4.6 metres, for *accessory buildings and structures* having a roof with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces.

(11) Building Size

- (a) The maximum length of any *wall* of a detached *building or structure* for *accessory off-street parking* is 10.3 metres, and the *building or structure* must not contain more than three *parking spaces*.
- (b) Where one or more entrances to a *concealed parking garage or accessory off-street parking building or structure* faces a *street or roadway*, the combined maximum width of a garage door or doors is 6.0 metres.

(12) Off-Street Parking and Loading

- (a) The regulations under Part 7 of this Zoning Bylaw apply.

(13) Other Regulations

- (a) Each *dwelling unit* must be provided with access to an on-site private or *common amenity area* or areas that have a total area not less than 20 m² per *dwelling unit*.
- (b) Each *dwelling unit* must include an indoor enclosed storage area in accordance with the following:
 - (i) the indoor enclosed storage area meets the area and dimensions corresponding to the size of the *dwelling unit* set out below:

1003 R-2 Compact Small-Scale Residential

Size of <i>Dwelling Unit</i>	Size of Storage Area
<i>Dwelling unit</i> that measures 79 m ² or less	Not less than 2.2 m ² and not more than 4.5 m ² and one <i>wall</i> measures a minimum 1.8 metres
<i>Dwelling unit</i> that measures greater than 79 m ²	Not less than 3.3 m ² and not more than 4.5 m ² and one <i>wall</i> measures a minimum 1.8 metres

- (ii) the indoor enclosed storage area is:
 - (ii.i) one *storey* in *height*;
 - (ii.ii) located at the main floor of the *dwelling unit*;
 - (ii.iii) not a *bedroom* closet; and
 - (ii.iv) windowless.
- (c) The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 of this Zoning Bylaw apply.

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PART 10 LOW-DENSITY RESIDENTIAL ZONES

1004 R-3 Transitional Small-Scale Residential

(1) Intent

This zone provides for low-density *residential uses* of up to four *dwelling units* per *lot* in locations where *lot* consolidation and rezoning to higher *density uses* is desirable.

(2) Permitted Uses

Principal uses, limited to:

- (a) *Small-scale residential*

Accessory uses, limited to:

- (b) *Boarding*
- (c) *Accessory residential*
- (d) *Accessory home occupation*
- (e) *Accessory institutional support services*

(3) Conditions of Use

- (a) A maximum of two *principal dwelling units* and two *accessory dwelling units* are permitted on a *lot*.
- (b) Notwithstanding Sub-section (3)(a), where a *lot* has an *area* of 280 m² or less, a maximum of three *dwelling units* are permitted on a *lot*, of which a maximum of two may be *principal dwelling units*.

(4) Lot Size

- (a) The minimum *lot area* is 650 m².
- (b) The minimum *lot width* is 18.5 metres.

(5) Density

- (a) All *buildings* and *structures*, including those for *accessory off-street parking uses* and *accessory residential uses*, must not exceed a *floor area* of 0.5 times the *lot area*.

1004 R-3 Transitional Small-Scale Residential

- (b) Despite the maximum *floor area ratio* permitted in Sub-section (5)(a), the *floor area* may be increased by up to 40 m² per *lot* containing a single *dwelling unit* and 46 m² per *lot* containing two or more *dwelling units* for above-grade *concealed parking* and *accessory off-street parking structures* other than *underground parking*.

(6) Lot Coverage

- (a) All *buildings* and *structures* together must not exceed a *lot coverage* of 45%, excluding detached *structures* used solely for enclosed and covered solid waste and green waste storage, and may include recycling storage.

(7) Buildings Per Lot

- (a) No more than one *principal building* is permitted on a *lot*.
- (b) For the purposes of Sub-section (7)(a), to be considered a single *principal building*, *dwelling units* must be joined by a continuous common *wall* that links above-grade *habitable rooms* and directly connected by an associated building foundation.

(8) Setbacks

- (a) *Buildings* and *structures* must be sited no closer than the corresponding setbacks from the *lot* lines set out below:

<i>Building or Structure Type</i>	<i>Front Lot Line (metres)</i>	<i>Rear Lot Line without a Lane (metres)</i>	<i>Rear Lot Line along a Lane (metres)</i>	<i>Interior Side Lot Line (metres)</i>	<i>Exterior Side Lot Line (metres)</i>
<i>Principal buildings and accessory buildings and structures attached to or sited less than 1.6 metres from a principal building</i>	5.5	6.0	1.2	1.2	3.0
<i>Detached accessory buildings and structures where sited 1.6 metres or more from a principal building</i>	5.5	1.2	1.2	1.2	3.0

1004 R-3 Transitional Small-Scale Residential

- (b) *Accessory buildings* and detached *accessory off-street parking structures* must maintain a minimum separation distance of 3.0 metres from the *principal building*.

(9) Location of Uses

- (a) *Accessory off-street parking* is not permitted within an *exterior side lot line* setback, *access driveway* or *front yard*, except for:
 - (i) unenclosed *parking* for an *accessory dwelling unit*, which may be permitted within a *front yard* on a *lot* that does not have *lane* access; and
 - (ii) *tandem parking*, which may be permitted in an *access driveway* or *front yard* on a *lot* that does not have *lane* access.
- (b) Detached *accessory uses, buildings* and *structures* must not be located in the *front yard*.

(10) Height

- (a) *Principal buildings* must not exceed a *height* of three *storeys* on any face or side, including any basement that projects more than 1.3 metres above *finished grade* as a *storey*, and a total *height* of 11.0 metres.
- (b) *Accessory buildings* and *structures* must not exceed a height, measured from *finished grade*, of:
 - (i) 3.7 metres; or
 - (ii) 4.6 metres, for *accessory buildings* and *structures* having a roof with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces.

(11) Building Size

- (a) The maximum length of any *wall* of a detached *building* or *structure* for *accessory off-street parking* is 10.3 metres, and the *building* or *structure* must not contain more than three *parking spaces*.
- (b) Where one or more entrances to a *concealed parking garage* or *accessory off-street parking building* or *structure* faces a *street* or *roadway*, the combined maximum width of a garage door or doors is 6.0 metres.

(12) Off-Street Parking and Loading

- (a) The regulations under Part 7 of this Zoning Bylaw apply.

1004 R-3 Transitional Small-Scale Residential

(13) Other Regulations

- (a) Each *dwelling unit* must be provided with access to an on-site private or *common amenity area* or areas that have a total area not less than 20 m² per *dwelling unit*.
- (b) Each *dwelling unit* must include an indoor enclosed storage area in accordance with the following:
 - (i) the indoor enclosed storage area meets the area and dimensions corresponding to the size of the *dwelling unit* set out below:

Size of <i>Dwelling Unit</i>	Size of Storage Area
<i>Dwelling unit</i> that measures 79 m ² or less	Not less than 2.2 m ² and not more than 4.5 m ² and one <i>wall</i> measures a minimum 1.8 metres
<i>Dwelling unit</i> that measures greater than 79 m ²	Not less than 3.3 m ² and not more than 4.5 m ² and one <i>wall</i> measures a minimum 1.8 metres

- (ii) the indoor enclosed storage area is:
 - (ii.i) one *storey* in *height*;
 - (ii.ii) located at the main floor of the *dwelling unit*;
 - (ii.iii) not a *bedroom* closet; and
 - (ii.iv) windowless.
- (c) The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 of this Zoning Bylaw apply.

PART 10 LOW-DENSITY RESIDENTIAL ZONES

1005 R-4 Intensive Small-Scale Residential

(1) Intent

This zone provides for ground-oriented *residential* development on larger *lots*.

(2) Permitted Uses

Principal uses, limited to:

- (a) *Small-scale residential*

Accessory uses, limited to:

- (b) *Boarding*
- (c) *Accessory residential*
- (d) *Accessory home occupation*
- (e) *Accessory institutional support services*

(3) Conditions of Use

- (a) A minimum of three *dwelling units* are required on a *lot*.

(4) Lot Size

- (a) A *small-scale residential use* is not permitted on a *lot* having an area less than 930 m².

(5) Density

- (a) All *buildings and structures*, including those for *accessory off-street parking uses* and *accessory residential uses*, must not exceed a *floor area* of 0.85 times the *lot area*.

(6) Lot Coverage

All *buildings and structures* together must not exceed a *lot coverage* of 50%.

(7) Buildings Per Lot

- (a) More than one *principal building* may be located on a *lot*.

1005 R-4 Intensive Small-Scale Residential

(8) Setbacks

- (a) *Buildings and structures* for the following *uses* must meet the siting distance from other *buildings and structures* where applicable, measured from the outermost *wall* of the *building* or any permitted projections (whichever is greater), and be sited no closer than the corresponding setbacks from the *lot* lines set out below:

<i>Use</i>	<i>Front Lot Line (metres)</i>	<i>Rear Lot Line (metres)</i>	<i>Interior Side Lot Line (metres)</i>	<i>Exterior Side Lot Line (metres)</i>
<i>Small-scale residential, accessory buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	4.5	6.0	1.2	3.0
<i>Detached accessory buildings and structures where sited 1.6 metres or more from a building for residential use</i>	4.5	1.2	1.2	3.0

(9) Location of Uses

- (a) All detached *accessory residential* and detached *accessory off-street parking buildings and structures* must be located in the *rear yard*.

(10) Height

- (a) *Principal buildings and structures* must not exceed a *height* of:
- (i) 9.5 metres; or
 - (ii) 11.0 metres for *buildings and structures* having a roof slope with a pitch of 3 in 12 or greater for an area of at least 80% of all roof surfaces.
- (b) Detached *buildings and structures* for *accessory residential* or *accessory off-street parking* must not exceed a *height*, measured from *finished grade*, of:
- (i) 3.7 metres; or

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- (ii) 4.6 metres, for an *accessory building* that has a roof with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces.

(11) Building Size

- (a) The maximum length of any *wall* of a detached *building* or *structure* for an *accessory residential use* or an *accessory off-street parking use* is 11.0 metres.
- (b) A detached *building* or *structure* for an *accessory off-street parking use* must not contain more than three *parking spaces*.

(12) Off-Street Parking and Loading

- (a) The regulations under Part 7 apply.

(13) Other Regulations

- (a) Each *dwelling unit* in a *building* for *small-scale residential use* must be provided with access to an on-site private or common outdoor space or spaces that are defined by *fences*, railings or landscaping and that have a total area not less than 37 m² per *dwelling unit*.
- (b) Each *dwelling unit* in a *building* for *small-scale residential use* must include an indoor enclosed storage area of not less than 3.3 m², being:
 - (i) an area with a full *storey* ceiling *height*;
 - (ii) located at ground level or at the main floor;
 - (iii) a minimum dimension of one *wall* being not less than 1.8 metres; and
 - (iv) windowless.
- (c) The regulations under Part 2 through Part 7 of this Zoning Bylaw apply.

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PART 10 LOW-DENSITY RESIDENTIAL ZONES

1006 RTM-1 Street-Oriented Village Home Residential

(1) Intent

This zone provides for the development of street-oriented multiple-unit residential development with a minimum *lot size* of 210 m², with limited appropriate *accessory uses*.

(2) Permitted Uses

Principal uses, limited to:

- (a) *Street-Oriented Village Home Residential*, as limited under Sub-section (3)(a)

Accessory uses, limited to:

- (a) *Boarding*, as limited under Section 508(1)
- (b) *Accessory residential*, as limited under Sub-section (9)(a)
- (c) *Accessory home occupation*, as limited under Section 508(3)

(3) Conditions of Use

- (a) A *street-oriented village home residential use* is permitted only where it complies with all of the following:
 - (i) no more than eight *principal buildings* are attached; and
 - (ii) areas of a *lot* that are used for *accessory off-street parking* purposes including *buildings, structures*, parking pads and driveways shall be accessed from a *lane*.

(4) Lot Size

- (a) A *street-oriented village home residential use* is not permitted on a fee-simple *lot* having an area less than 210 m².
- (b) The minimum width of a *principal building* is 4.5 metres.

1006 RTM-1 Street-Oriented Village Home Residential

(5) Density

- (a) The maximum *floor area ratio* for all *principal buildings* on a *lot* shall be 0.9.
- (b) The maximum *density* shall be 48 *principal buildings* per hectare; except that in the case of special needs and/or affordable housing on a site or sites owned by the *City* of Coquitlam and/or a registered non-profit agency the maximum *density* shall be 89 *dwelling units* per hectare.

(6) Lot Coverage

All *buildings* and *structures* together must not exceed a *lot coverage* of 45%.

(7) Buildings Per Lot

- (a) No more than one *principal building* is permitted per *lot*.
- (b) Where a fee-simple *lot* is stratified, Sub-section (7)(a) does not apply.

(8) Setbacks

- (a) *Buildings* and *structures* for the following *uses* must meet the siting distance from other *buildings* and *structures* where applicable and be sited no closer than the corresponding setbacks from the *lot* lines set out below:

<i>Use</i>	<i>Front Lot Line</i> (metres)	<i>Rear Lot Line</i> (metres)	<i>Interior Side Lot Line</i> (metres)	<i>Exterior Side Lot Line</i> (metres)
<i>Street-Oriented Village Home Residential</i> and public parks	4.0	6.2	0.0 where the interior side wall of the <i>street-oriented village home residence</i> adjoins the interior side wall of a neighbouring <i>street-oriented village home</i> ; otherwise 1.4	3.0
<i>Accessory residential</i> and <i>accessory off-street parking buildings</i> and <i>structures</i> attached to or sited less than 1.6 metres from a <i>building</i> for <i>residential use</i>	4.0	6.2	0.0 where the interior side wall of the <i>street-oriented village home residence</i> adjoins the interior side wall of a neighbouring <i>street-oriented village home</i> ; otherwise 1.4.	3.8

1006 RTM-1 Street-Oriented Village Home Residential

<i>Use</i>	<i>Front Lot Line (metres)</i>	<i>Rear Lot Line (metres)</i>	<i>Interior Side Lot Line (metres)</i>	<i>Exterior Side Lot Line (metres)</i>
Detached <i>accessory residential buildings and structures</i> where sited 1.6 metres or more from a <i>building for residential use</i>	Not applicable. See Sub-sections (8)(f) and (9)(a)	6.2	1.2	3.8
Detached <i>accessory off-street parking buildings and structures</i> where sited 1.6 metres or more from a <i>building for residential use</i>	Not applicable. See Sub-sections (8)(f), (9)(a) and (9)(b)	1.2	0.0	3.8

- (b) The siting distance is measured from the outermost limit of the *building* or any permitted projections, whichever is greater.
- (c) A minimum of 50% of the width of the first *storey* of the *principal building* (including porches) facing the *front lot line* must be sited within 1.0 metre of the front setback described in Sub-section (8)(a).
- (d) The above setbacks may increase under Sections 518, 519 and 523 or decrease under Section 514.
- (e) Notwithstanding Section 514(2), covered porches are permitted to project into the front yard setback by up to 1.7 metres provided that:
 - (i) the porch shall have a usable floor space with dimensions that are no less than 1.5 metres by 3.0 metres;
 - (ii) the porch shall be open on at least two sides or protected by guard rails that comply with the British Columbia Building Code;
 - (iii) the porch is located at the basement or first *storey*; and
 - (iv) the porch is limited to a single *storey* in height, and its height does not exceed 4.0 m, measured from the porch floor to the underside of the porch ceiling;
- (f) A minimum distance of 6.0 metres shall be maintained between the outermost projection of the rear face of the *principal building* and any detached *accessory buildings* or *accessory off-street parking structures*.

1006 RTM-1 Street-Oriented Village Home Residential

- (g) Notwithstanding Section 514(1) chimneys, pilasters, bay windows, heating or ventilating equipment, or ornamental features are not permitted to project into the *interior side lot line* setbacks described under Sub-section 8(a), for the first *storey* of any *building* or *structure*.
- (h) The *interior side lot line* setback of a detached garage may be reduced to:
 - (i) 0.0 m provided that the full length of the interior side *wall* of the garage is adjoined to the full length of the interior side *wall* of the garage on a neighbouring parcel that is also used for *street-oriented village home residential* purposes; and
 - (ii) 0.9 m in the case of a *lot* with an *exterior lot corner*.

(9) Location of Uses

- (a) All detached *accessory buildings* shall be located in the *rear yard*.
- (b) All *accessory off-street parking structures* shall be located in the *rear yard* and access to *accessory off-street parking* spaces shall be from the *lane*.
- (c) *Accessory off-street parking uses* are not permitted within an *exterior side lot line* setback.

(10) Height

- (a) Buildings and *structures* for *street-oriented village home residential use* must not exceed a height of:
 - (i) 7.3 metres; or
 - (ii) 11.0 metres for buildings and *structures* having a roof slope with a pitch of 3 in 12 or greater for an area of at least 80% of all roof surfaces.
- (b) Detached buildings and *structures* for *accessory residential* or *accessory off-street parking* must not exceed a height, measured from *finished grade*, of:
 - (i) 3.7 metres; or
 - (ii) 4.6 metres, for an *accessory building* that has a roof with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces.

(11) Building Size

The maximum length of any *wall* of a detached building for an *accessory off-street parking use* is 7.0 m.

(12) Off-Street Parking and Loading

The regulations under Part 7 apply.

1006 RTM-1 Street-Oriented Village Home Residential

(13) Other Regulations

- (a) Landscaping requirements for development in Northeast Coquitlam, under Part 5.
- (b) An in-ground swimming pool is not permitted on any portion of a lot in the RTM-1 Street-Oriented Village Home Residential zone.
- (c) The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 apply.

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PART 10 LOW-DENSITY RESIDENTIAL ZONES

1007 RT-2 Townhouse Residential

(1) Intent

This zone provides for *townhouse* developments in appropriately zoned residential areas.

(2) Permitted Uses

Principal uses, limited to:

- (a) *Townhouse*

Accessory uses, limited to:

- (a) *Boarding*, as limited under Section 508(1)
- (b) *Accessory residential*
- (c) *Accessory home occupation*, as limited under Section 508(3)
- (d) *Accessory uses* located in a *building* for *townhouse* use, limited to workshops for residents, social and recreation space and facilities
- (e) *Assembly child care*
- (f) *Accessory institutional support services*
- (g) *Lock-off units*, as limited under Section 508(6)

(3) Conditions of Use

Not applicable in this zone.

(4) Lot Size

- (a) A *townhouse use* is not permitted on a *lot* having an area less than 1,110 m².
- (b) Notwithstanding Sub-section (4)(a), the minimum *lot area* for a *lot* identified on Schedule "L" is 330 m².
- (c) The maximum *lot size* for a public park is 0.8 hectares.

(5) Density

- (a) All *buildings* and *structures* together must not exceed a *gross floor area* of 0.9 times the *lot area* for all permitted *uses*. This may be increased by:

1007 RT-2 Townhouse Residential

- (i) 0.2 times the *lot area* times the ratio of *concealed parking* to *accessory off-street parking*, excluding required visitor parking, required by this bylaw up to a maximum of 1.1 times the *lot area*.

(6) Lot Coverage

All *buildings* and *structures* together must not exceed a *lot coverage* of 45%.

(7) Buildings Per Lot

One or more *principal buildings* may be located on a lot.

(8) Setbacks

- (a) *Buildings* and *structures* for the following *uses* must meet the siting distance from other *buildings* and *structures* where applicable and be sited no closer than the corresponding setbacks from the *lot lines* set out below:

<i>Use</i>	<i>Lot Line Along a Street (metres)</i>	<i>Rear Lot Line (metres)</i>	<i>Interior Side Lot Line (metres)</i>
<i>Principal buildings and structures</i>	4.0	7.6 (no lane) 4.5 (lane)	1.8
<i>Accessory residential and accessory off-street parking buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	4.0	7.6 (no lane) 4.5 (lane)	1.8

<i>Use</i>	<i>Front Lot Line (metres)</i>	<i>Rear Lot Line (metres)</i>	<i>Interior Side Lot Line (metres)</i>	<i>Exterior Side Lot Line (metres)</i>
<i>Detached accessory residential and accessory off-street parking buildings and structures where sited 1.6 metres or more from a building for residential use</i>	7.6	1.2	1.2	3.8

- (b) The siting distance is measured from the outermost limit of the *building* or any permitted projections, whichever is greater.

1007 RT-2 Townhouse Residential

- (c) The above setbacks are subject to increase or decrease under the following conditions:
 - (i) The setback for the *rear lot line* will decrease to 3.0 metres from the property line abutting land designated in the Official Community Plan for Park or Open Space or Natural Areas;
 - (ii) Sections 514, 518, 519 and 523; and
 - (iii) Section 514 does not apply to the *interior side lot line* setback requirements for *principal buildings and structures*.

(9) Location of Uses

A *lock-off unit* is only permitted within the Evergreen Line Core and Shoulder Station areas as identified in Schedule "O".

(10) Height

- (a) *Buildings and structures for townhouse use* shall not exceed a *height* of three storeys on any face or side.
- (b) Detached *buildings and structures for accessory residential or accessory off-street parking* must not exceed a *height*, measured from *finished grade*, of:
 - (i) 3.7 metres;
 - (ii) 4.6 metres, where the *building or structure* has a roof with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces; or
 - (iii) Two storeys, where the *building* is accessory to a *townhouse use* and provides for an indoor *common amenity area*.

(11) Building Size

- (a) *Buildings for townhouse use* must not exceed 55 metres in length, and must be designed with appropriate architectural breaks where the length of the *building* exceeds 37 metres.

(12) Off-Street Parking and Loading

The regulations under Part 7 apply.

1007 RT-2 Townhouse Residential

(13) Other Regulations

- (a) Each principal *dwelling unit* in a *building for townhouse use* must be provided with:
 - (i) a separate entrance having direct access to grade;
 - (ii) a private outdoor space defined by *fences*, railings or landscaping, having a total area not less than 37 m² and having access directly from the *dwelling unit*;
 - (iii) access to an on-site *common amenity area* or areas totaling not less than 5.0 m² per *dwelling unit*.
- (b) For all properties identified on Schedule “L”, trees identified as hazard trees, as defined by an ISA certified arborist and/or an ISA certified Tree Risk Assessor, are permitted to be removed without a permit provided that:
 - (i) the hazard tree poses an immediate hazard to *persons*, living accommodations, or other lawfully constructed *structures*;
 - (ii) the removal of the hazard tree is accomplished through the use of standard forestry practices; and
 - (iii) for any tree that is removed under Sub-section (13)(b), the owner of the land shall undertake tree replacement at a rate of two replacement trees of similar species per tree removed, with a minimum 5 cm caliper.
- (c) The regulations under Part 2, Part 3, Part 4, Part 5 and Part 6 apply.

PART 10 LOW-DENSITY RESIDENTIAL ZONES

1008 RMH-1 Mobile Home Park

(1) Intent

This zone provides for the placement of *mobile homes*, within a *mobile home park*, on spaces which are leased or owned.

(2) Permitted Uses

Principal uses, limited to:

- (a) *Mobile home park*, as limited under Sub-section (3)(a)

Accessory uses, limited to:

- (a) *Accessory single-detached residential*, as limited under Sub-section (3)(b)
- (b) *Accessory residential*
- (c) *Accessory home occupation*, as limited under Section 508(3)

(3) Condition of Use

- (a) A mobile home use is limited to:
 - (i) the placement of *mobile homes* on *mobile home spaces* or *strata lots* in a residential environment; and
 - (ii) the sale of a *mobile* where the *mobile home* is located on a *mobile home space* or *strata lot* to be rented, leased or sold to the buyer of the *mobile home*.
- (b) One *accessory single-detached residential dwelling unit* per *mobile home park* is permitted.

(4) Lot Size

- (a) A *mobile home park use* is not permitted on a *lot* having an area less than 2 hectares.
- (b) A *mobile home* is not permitted on a *mobile home space* or *strata lot* having an area less than 325 m², which area must not include land occupied by *roadways* and other common facilities;
- (c) The maximum *lot size* for a public park is 0.8 hectares.

1008 RMH-1 Mobile Home Park

(5) Density

No more than one *mobile home* is permitted per 500 m² of *lot area*, including lands occupied by *roadways* and common facilities.

(6) Lot Coverage

All *buildings* and *structures* together must not exceed a *lot coverage* of 50%.

(7) Buildings Per Lot

One or more *principal buildings* may be located on a *lot*.

(8) Setbacks

- (a) *Buildings* and *structures* for the following *uses* must meet the siting distance from other *buildings* and *structures* where applicable and be sited no closer than the corresponding setbacks from the *lot* lines or other boundaries set out below:

<i>Use</i>	Interior Side Boundary of <i>Mobile Home Space</i> or <i>Strata Lot</i> (metres)	Rear Boundary of <i>Mobile Home Space</i> or <i>Strata Lot</i> (metres)	Buffer Area or <i>Roadway</i> (metres)	<i>Mobile Home Space or Strata Lot</i> (metres)
<i>Mobile home</i> or additions or <i>structures</i> accessory to the <i>mobile home</i> , not specifically mentioned below and public parks	1.5	3.0	3.0	-
Open carport or canopy	1.2	3.0	3.0	-
Detached <i>accessory residential structures</i> where sited 1.6 metres or more from the <i>mobile home</i> to which it is accessory	1.2	3.0	3.0	-
<i>Buildings</i> or <i>structures</i> not located within a <i>mobile home space</i> or <i>strata lot</i>	-	-	-	4.5

1008 RMH-1 Mobile Home Park

- (b) The siting distance is measured from the outermost limit of the *building* or any permitted projections, whichever is greater.
- (c) The above setbacks may increase under Sections 518, 519 and 523 or decrease under Section 514.

(9) Location of Uses

Not applicable in this zone.

(10) Height

Buildings and *structures* for the following *uses* must not exceed the corresponding *heights* set out below:

<u>Building or Structure</u>	<u>Maximum Height</u>
<i>Mobile home</i>	One storey
Any addition to a <i>mobile home</i> or any <i>accessory residential building</i> or <i>structure</i>	Height of <i>mobile home</i> to which it is accessory
A <i>building</i> or <i>structure</i> not located within a <i>mobile home space</i> or <i>strata lot</i>	7.5 metres

(11) Building Size

Not applicable in this zone.

(12) Off-Street Parking and Loading

The regulations under Part 7 apply.

(13) Other Regulations

- (a) Additions to a *mobile home* are limited to carports, shelters against the sun and rain, vestibules to a maximum size of 3.6 m², and rooms.
- (b) Any room added to a *mobile home* must:
 - (i) have an exit or access to an exit other than through the *mobile home*; and
 - (ii) not diminish the means of egress from the *mobile home*.
- (c) The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 apply.