

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*.

1001 RS-2 Rural Residential

(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:

1001 RS-2 Rural 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>	<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*.

1001 RS-2 Rural Residential

(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*.

1002 R-1 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:

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

1005 R-4 Intensive Small-Scale Residential

- (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 Mobile Home Space or Strata Lot (metres)	Rear Boundary of Mobile Home Space or Strata Lot (metres)	Buffer Area or Roadway (metres)	Mobile Home Space or Strata Lot (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.