

PART 10 ONE-FAMILY RESIDENTIAL ZONES

1001 RS-1 One-Family Residential

(1) Intent

This zone provides exclusively for the development of low *density* single *family lots* with a minimum *lot size* of 650 m², with limited appropriate *accessory uses*.

(2) Permitted Uses

Principal *uses*, limited to:

- (a) *One-family residential*
- (b) *Civic use, limited to public parks*

Accessory uses, limited to:

- (a) *Boarding*, as limited under Section 508(1)
- (b) *Secondary Suite*, as limited under Section 508(2)
- (c) *Accessory residential*
- (d) *Accessory home occupation*, as limited under Section 508(3)

(3) Conditions of Use

Not applicable in this zone.

(4) Lot Size

- (a) A *one-family residential use* is not permitted on a *lot* having an area less than:
 - (i) 650 m²; or
 - (ii) 555 m², where the *lot* being subdivided has an area between 1,110 m² and 1951 m² and was in existence prior to 1996 02 19.
- (b) The minimum *lot width* is 13.5 metres;
- (c) The minimum *lot depth* is 22.7 metres;
- (d) The maximum *lot size* for a public park is 0.8 hectares.

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(5) Density

- (a) The maximum *density* shall be 18 units per hectare;
- (b) When calculating units per hectare, *secondary suite dwelling units* are excluded from the calculation.

(6) Lot Coverage

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

(7) Buildings Per Lot

No more than one *principal building* 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 the *lot lines* set out below:

Use	Front Lot Line (metres)	Rear Lot Line (metres)	Interior Side Lot Line (metres)	Exterior Side Lot Line (metres)
<i>One-family residential, and public parks</i>	7.6	7.6	1.8	3.8
<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>	7.6	7.6	1.8	3.8
<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.
- (c) The above setback may increase under Sections 518, 519 and 523 or decrease under Section 514.

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(9) Location of Uses

Secondary suite use, see Section 508(2).

(10) Height

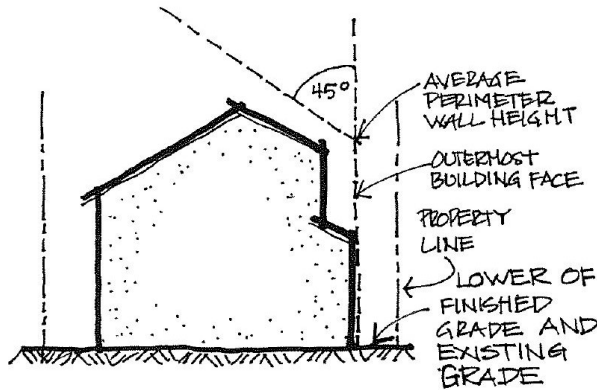
- (a) *Buildings and structures for one-family residential use must not exceed a height of:*
 - (i) 7.3 metres; or
 - (ii) 11.0 metres for *buildings and structures* having a roof slope with a pitch of 3 in 12 or greater for an area of at least 80% of all roof surfaces.
- (b) *Detached buildings and 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

- (a) The maximum volume occupied by the *principal building* on a *lot* shall be determined by the simultaneous consideration on each face of the *building* of both the *perimeter wall height* and the *perimeter wall area* as specified below:
 - (i) The average *perimeter wall height* of the downhill *building* face and sides, when considering the slope of the *lot*, will be determined by the following:

(i.i)	0.00 to 1.00 % slope at each property line	6.1 metres
	1.01 to 5.00 % slope at each property line	6.4 metres
	5.01 to 10.00 % slope at each property line	6.7 metres
	10.01 to 15.00 % slope at each property line	7.0 metres
	15.01 % slope or greater	7.3 metres
 - (i.ii) Parts of the building *wall* length may exceed the maximum *perimeter wall height*, but must never exceed a maximum *wall* height of 8.4 metres.
- (ii) Those parts of the *building* that extend beyond a plane formed by lines projecting inward at an angle of 45 degrees from the vertical at the respective permitted average *perimeter wall heights* as measured from grade along the lines of the *outermost building faces*, will be considered in the determination of average *perimeter wall height*. Gable ends, dormers and those parts of the building *wall* identified under sub-section (11)(a)(i)(i.i) will not be included in the determination of average *perimeter wall height*.

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(iii) The *perimeter wall area* of the downhill *building face* and sides, when considering the slope of the *lot*, will be determined by the following:

(iii.i)	0.00 to 1.00 % slope at each property line	93 sq. metres
	1.01 to 5.00 % slope at each property line	97 sq. metres
	5.01 to 10.00 % slope at each property line	102 sq. metres
	10.01 to 15.00 % slope at each property line	107 sq. metres
	15.01 % slope or greater	110 sq. metres

(iii.ii) The area of gable ends and dormers above the second floor that face the side property line opposite another building site must be counted in the calculation of perimeter wall area, except if the face of the gable end or dormer is set back at least 2.4 metres from the building face of the floor below.

(iv) Sub-section (11)(a) does not apply to properties located in the highlighted areas shown on Schedules 'B', 'C', and 'D' to this Bylaw.

(b) The maximum length of any *wall* of a detached *building* or *structure* for an *accessory residential use* and an *accessory off-street parking use* is 9.2 metres.

(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 ONE-FAMILY RESIDENTIAL ZONES

1002 RS-2 One-Family Suburban Residential

(1) Intent

This zone provides for the development of low *density* single *family* housing on large acreage *lots* of minimum 4000 m² which may or may not have water services. *Agricultural uses* are also permitted.

(2) Permitted Uses

Principal *uses*, limited to:

- (a) *One-family residential*
- (b) *Agricultural*, as limited under Sub-section (3)(a)
- (c) *Civic use*, limited to public parks

Accessory uses, limited to:

- (a) *Boarding*, as limited under Section 508(1)
- (b) *Secondary Suite*, as limited under Section 508(2)
- (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 a *medical cannabis grow operation*.

1002 RS-2 One-Family Suburban 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>	4,000
<i>One-family residential</i>	4,000
<i>Accessory produce sales</i>	4,000

- (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, *secondary suite 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:

1002 RS-2 One-Family Suburban 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 One-Family Residential Use (metres)</i>
<i>One-family residential and public parks</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

Secondary suite use, see Section 508(2).

1002 RS-2 One-Family Suburban Residential

(10) Height

- (a) Buildings and structures for one-family 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 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 ONE-FAMILY RESIDENTIAL ZONES

1003 RS-3 One Family Residential

(1) Intent

This zone provides for the development of low *density* single *family lots* with a minimum *lot size* of 555 m², with limited appropriate *accessory uses*.

(2) Permitted Uses

Principal *uses*, limited to:

- (a) *One-family residential*
- (b) *Civic use*, limited to public parks

Accessory uses, limited to:

- (a) *Boarding*, as limited under Section 508(1)
- (b) *Secondary Suite*, as limited under Section 508(2)
- (c) *Accessory residential*
- (d) *Accessory home occupation*, as limited under Section 508(3)

(3) Conditions of Use

Not applicable in this zone.

(4) Lot Size

- (a) A *one-family residential use* is not permitted on a *lot* having an area less than 555 m²;
- (b) The minimum *lot width* is 13.5 metres;
- (c) The minimum *lot depth* is 22.7 metres;
- (d) The maximum *lot size* for a public park is 0.8 hectares.

(5) Density

- (a) The maximum *density* shall be 18 units per hectare.
- (b) When calculating units per hectare, *secondary suite dwelling units* are excluded from the calculation.

1003 RS-3 One Family Residential

(6) Lot Coverage

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

(7) Buildings Per Lot

No more than one *principal building* 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 the *lot lines* set out below:

Use	Front Lot Line (metres)	Rear Lot Line (metres)	Interior Side Lot Line (metres)	Exterior Side Lot Line (metres)
<i>One-family residential and public parks</i>	7.6	7.6	1.8	3.8
<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>	7.6	7.6	1.8	3.8
<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, except as specifically excluded.

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

(9) Location of Uses

Secondary suite use, see Section 508(2).

1003 RS-3 One Family Residential

(10) Height

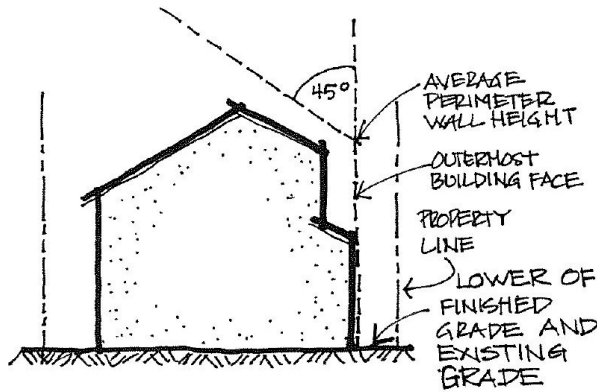
- (a) *Buildings and structures for one-family residential use* must not exceed a *height* of:
- (i) 7.3 metres; or
 - (ii) 11.0 metres for *buildings and structures* having a roof slope with a pitch of 3 in 12 or greater for an area of at least 80% of all roof surfaces.
- (b) Detached *buildings and 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

- (a) The maximum volume occupied by the *principal building* on a *lot* shall be determined by the simultaneous consideration on each face of the *building* of both the *perimeter wall height* and the *perimeter wall area* as specified below:
- (i) The average *perimeter wall height* of the downhill *building* face and sides, when considering the slope of the *lot*, will be determined by the following:

(i.i)	0.00 to 1.00 % slope at each property line	6.1 metres
	1.01 to 5.00 % slope at each property line	6.4 metres
	5.01 to 10.00 % slope at each property line	6.7 metres
	10.01 to 15.00 % slope at each property line	7.0 metres
	15.01 % slope or greater	7.3 metres
 - (i.ii) Parts of the building *wall* length may exceed the maximum *perimeter wall height*, but must never exceed a maximum *wall* height of 8.4 metres.
 - (ii) Those parts of the *building* that extend beyond a plane formed by lines projecting inward at an angle of 45 degrees from the vertical at the respective permitted average *perimeter wall heights* as measured from grade along the lines of the *outermost building faces*, will be considered in the determination of average *perimeter wall height*. Gable ends, dormers and those parts of the building *wall* identified under sub-section (11)(a)(i)(i.i) will not be included in the determination of average *perimeter wall height*.

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(iii) The *perimeter wall area* of the downhill *building face* and sides, when considering the slope of the *lot*, will be determined by the following:

(iii.i)	0.00 to 1.00 % slope at each property line	93 sq. metres
	1.01 to 5.00 % slope at each property line	97 sq. metres
	5.01 to 10.00 % slope at each property line	102 sq. metres
	10.01 to 15.00 % slope at each property line	107 sq. metres
	15.01 % slope or greater	110 sq. metres

(iii.ii) The area of gable ends and dormers above the second floor that face the side property line opposite another *building site* must be counted in the calculation of *perimeter wall area*, except if the face of the gable end or dormer is set back at least 2.4 metres from the *building face* of the floor below.

(iv) Sub-section (11)(a) does not apply to properties located in the highlighted areas shown on Schedules 'B', 'C', and 'D' to this Bylaw.

(b) The maximum length of any wall of a detached building or structure for an accessory residential use and an accessory off-street parking use is 9.2 metres.

(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 ONE-FAMILY RESIDENTIAL ZONES

1004 RS-4 One-Family Compact Residential

(1) Intent

This zone provides for the development of low *density* single *family lots* with a minimum *lot size* of 375 m², with limited appropriate accessory facilities.

(2) Permitted Uses

Principal *uses*, limited to:

- (a) *One-family residential*
- (b) *Civic use*, limited to public parks

Accessory uses, limited to:

- (a) *Boarding*, as limited under Section 508(1)
- (b) *Secondary Suite*, as limited under Section 508(2)
- (c) *Accessory residential*
- (d) *Accessory home occupation*, as limited under Section 508(3)

(3) Conditions of Use

Not applicable in this zone.

(4) Lot Size

- (a) A *one-family residential use* is not permitted on a *lot* having an area less than 375 m²;
- (b) The minimum *lot width* is 12.5 metres
- (c) The minimum *lot depth* is 22.7 metres;
- (d) The maximum *lot size* for a public park is 0.8 hectares.

(5) Density

- (a) The maximum *density* shall be 27 units per hectare.
- (b) When calculating units per hectare, *secondary suite dwelling units* are excluded from the calculation.

1004 RS-4 One-Family Compact Residential

(6) Lot Coverage

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

(7) Buildings Per Lot

No more than one *principal building* 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 the *lot lines* set out below:

<i>Use</i>	<i>Front Lot Line (metres)</i>	<i>Rear Lot Line (metres)</i>	<i>Interior Side Line (for portion of Building one storey or less) (metres)</i>	<i>Interior Side Lot Line (for portion of Building more than one storey) (metres)</i>	<i>Interior Side Lot Line (metres)</i>	<i>Exterior Side Lot Line (metres)</i>
<i>One-family residential and public parks</i>	6	6	1.25	1.75		3
<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>	6	6	1.25	1.75		3
<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

1004 RS-4 One-Family Compact Residential

- (b) The siting distance is measured from the outermost limit of the *building* or any permitted projections, whichever is greater.
- (c) Despite Sub-section (8)(a), a reduced front setback is permitted, as long as the average setback of the front faces of the *buildings* and *structures* on the *lot* is not less than 6 metres from the *front lot line* and no part of any *building* or *structure* is less than 2 metres from a *front lot line*. This reduction is not permitted on any *lot* which has an *exterior side lot line*.
- (d) The above setbacks may increase under Sections 518, 519 and 523 or decrease under Section 514.

(9) Location of Uses

Secondary suite use, see Section 508(2).

(10) Height

- (a) *Buildings* and *structures* for *one-family residential use* must not exceed a *height* of:
 - (i) 7.3 metres, or
 - (ii) 9.0 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* or *structure* for an *accessory residential use* and an *accessory off-street parking use* is 9.2 metres.

(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.

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PART 10 ONE-FAMILY RESIDENTIAL ZONES

1005 RS-5 One-Family Compact (Strata Lot) Residential

(1) Intent

This zone provides for low *density* bare land strata single *family lots* with a minimum *lot size* of 375 m², with limited appropriate *accessory uses*.

(2) Permitted Uses

Principal *uses*, limited to:

- (a) *One-family residential*
- (b) *Civic use*, limited to public parks

Accessory uses, limited to:

- (a) *Boarding*, as limited under Section 508(1)
- (b) *Secondary Suite*, as limited under Section 508(2)
- (c) *Accessory residential*
- (d) *Accessory home occupation*, as limited under Section 508(3)

(3) Conditions of Use

Not applicable in this zone.

(4) Lot Size

- (a) A *one-family residential use* is not permitted on a *strata lot* having an area less than 375 m²;
- (b) The minimum *lot width* is 12.5 metres;
- (c) The minimum *lot depth* is 22.7 metres;
- (d) The maximum *lot size* for a public park is 0.8 hectares.

(5) Density

- (a) The maximum *density* shall be 27 units per hectare.
- (b) When calculating units per hectare, *secondary suite dwelling units* are excluded from the calculation.

1005 RS-5 One-Family Compact (Strata Lot) Residential

(6) Lot Coverage

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

(7) Buildings Per Lot

No more than one *principal building* is permitted per *strata 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>Front Lot Line (metres)</i>	<i>Rear Lot Line (metres)</i>	<i>Interior Side Line (for portion of Building one storey or less) (metres)</i>	<i>Interior Side Lot Line (for portion of Building more than one storey) (metres)</i>	<i>Interior Side Lot Line (metres)</i>	<i>Exterior Side Lot Line (metres)</i>
<i>One-family residential and public parks</i>	6	6	1.25	1.75		3
<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>	6	6	1.25	1.75		3
<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

1005 RS-5 One-Family Compact (Strata Lot) Residential

- (b) The siting distance is measured from the outermost limit of the *building* or any permitted projections, whichever is greater, except as specifically excluded.
- (c) Despite Sub-section (8)(a), a reduced front setback is permitted, as long as the average setback of the front faces of the *buildings* and *structures* on the *lot* is not less than 6 metres from the *front lot line* and no part of any *building* or *structure* is less than 2 metres from a *front lot line*. This reduction is not permitted on any *lot* which has an *exterior side lot line*.
- (d) The above setbacks may increase under Sections 518, 519 and 523 or decrease under Section 514.

(9) Location of Uses

Secondary suite use, see Section 508(2).

(10) Height

- (a) *Buildings* and *structures* for *one-family residential use* must not exceed a *height* of:
 - (i) 7.3 metres, or
 - (ii) 9.0 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* or *structure* for an *accessory residential use* and an *accessory off-street parking use* is 9.2 metres.

(12) Off-Street Parking and Loading

The regulations under Part 7 apply.

(13) Other Regulations

Not applicable in this zone.

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PART 10 ONE-FAMILY RESIDENTIAL ZONES

1006 RS-6 One-Family (Strata Lot) Residential

(1) Intent

This zone provides for low *density* bare land strata single *family lots* with a minimum *lot size* of 555 m², with limited appropriate *accessory uses*.

(2) Permitted Uses

Principal *uses*, limited to:

- (a) *One-family residential*
- (b) *Civic use*, limited to public parks

Accessory uses, limited to:

- (a) *Boarding*, as limited under Section 508(1)
- (b) *Secondary Suite*, as limited under Section 508(2)
- (c) *Accessory residential*
- (d) *Accessory home occupation*, as limited under Section 508(3)

(3) Conditions of Use

Not applicable in this zone.

(4) Lot Size

- (a) A *one-family residential use* is not permitted on a *strata lot* having an area less than 555 m²;
- (b) The minimum *lot depth* is 22.7 metres;
- (c) The maximum *lot size* for a public park is 0.8 hectares.

(5) Density

- (a) The maximum *density* shall be 18 units per hectare.
- (b) When calculating units per hectare, *secondary suite dwelling units* are excluded from the calculation.

1006 RS-6 One-Family (Strata Lot) Residential

(6) Lot Coverage

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

(7) Buildings Per Lot

No more than one *principal building* is permitted per *strata 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:

Use	Front Lot Line (metres)	Rear Lot Line (metres)	Interior Side Lot Line (metres)	Exterior Side Lot Line (metres)
<i>One-family residential and public parks</i>	7.6	7.6	1.8	3.8
<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>	7.6	7.6	1.8	3.8
<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, except as specifically excluded.

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

(9) Location of Uses

Secondary suite use, see Section 508(2).

1006 RS-6 One-Family (Strata Lot) Residential

(10) Height

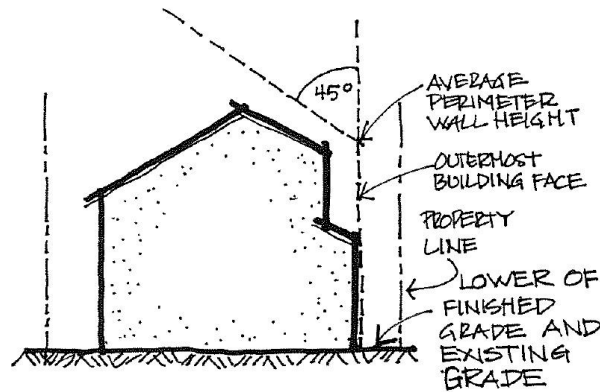
- (a) Buildings and structures for one-family residential use must not exceed a height of:
 - (i) 7.3 metres, or
 - (ii) 11.0 metres for buildings and structures having a roof slope with a pitch of 3 in 12 or greater for an area of at least 80% of all roof surfaces.
- (b) Detached buildings and structures 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

- (a) The maximum volume occupied by the *principal building* on a *lot* shall be determined by the simultaneous consideration on each face of the *building* of both the *perimeter wall height* and the *perimeter wall area* as specified below:
 - (i) The average *perimeter wall height* of the downhill *building* face and sides, when considering the slope of the *lot*, will be determined by the following:

(i.i)	0.00 to 1.00 % slope at each property line	6.1 metres
	1.01 to 5.00 % slope at each property line	6.4 metres
	5.01 to 10.00 % slope at each property line	6.7 metres
	10.01 to 15.00 % slope at each property line	7.0 metres
	15.01 % slope or greater	7.3 metres
 - (i.ii) Parts of the building *wall* length may exceed the maximum *perimeter wall height*, but must never exceed a maximum *wall* height of 8.4 metres.
- (ii) Those parts of the *building* that extend beyond a plane formed by lines projecting inward at an angle of 45 degrees from the vertical at the respective permitted average *perimeter wall heights* as measured from grade along the lines of the *outermost building faces*, will be considered in the determination of average *perimeter wall height*. Gable ends, dormers and those parts of the building *wall* identified under sub-section (11)(a)(i)(i.i) will not be included in the determination of average *perimeter wall height*.

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(iii) The *perimeter wall area* of the downhill *building face* and sides, when considering the slope of the *lot*, will be determined by the following:

(iii.i)	0.00 to 1.00 % slope at each property line	93 sq. metres
	1.01 to 5.00 % slope at each property line	97 sq. metres
	5.01 to 10.00 % slope at each property line	102 sq. metres
	10.01 to 15.00 % slope at each property line	107 sq. metres
	15.01 % slope or greater	110 sq. metres

(iii.ii) The area of gable ends and dormers above the second floor that face the side property line opposite another *building site* must be counted in the calculation of *perimeter wall area*, except if the face of the gable end or dormer is set back at least 2.4 metres from the *building face* of the floor below.

(iv) Sub-section (11)(a) does not apply to properties located in the highlighted areas shown on Schedules 'B', 'C', and 'D' to this Bylaw.

(b) The maximum length of any wall of a detached building or structure for an accessory residential use and an accessory off-street parking use is 9.2 metres.

(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 ONE-FAMILY RESIDENTIAL ZONES

1007 RS-7 Small Village Single Family Residential

(1) Intent

This zone provides for the development of single family lots with a minimum *lot* size of 340 m², with limited appropriate *accessory uses*.

(2) Permitted Uses

Principal *uses*, limited to:

- (a) *One-family residential*
- (b) *Duplex residential*, as limited under Sub-section (3)(a)
- (c) *Carriage House*, as limited under Sub-sections (3)(b), (8)(f) and (9)(g)

Accessory uses, limited to:

- (a) *Boarding*, as limited under Section 508(1)
- (b) *Secondary Suite*, as limited under Section 508(2)
- (c) *Carriage House*, as limited under Sub-sections (3)(b) (8)(f) and (9)(g)
- (d) *Accessory residential*, as limited under Sub-section (9)(a)
- (e) *Accessory home occupation*, as limited under Section 508(3)

(3) Conditions of Use

- (a) A *duplex residential use* is permitted only on a *lot* with an *exterior lot corner*.
- (b) A *carriage house* is only permitted where it complies with all of the following:
 - (i) is in conjunction with a *one-family residential use*;
 - (ii) only one *secondary suite*, or *carriage house*, is permitted per *lot*; and
 - (iii) only at the following locations:

Portions of Lot 1 Section 7 Township 40 New Westminster District Plan76704;
PID 009-456-031 (3434 Roxton Avenue);

Portions of Lot 2 Section 7 Township 40 New Westminster District Plan76704;
PID 009-456-066 (3438 Roxton Avenue); and

Portions of Lot H Section 7 Township 40 New Westminster District Plan17587;
PID 004-121-198 (3444 Roxton Avenue);

As shown in bold on Schedule "M" to this Bylaw; and

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(iv) a *carriage house* is not subject to *subdivision* under the provisions of either the Land Title Act or the Strata Property Act.

(4) Lot Size

(a) A *one-family residential use*:

- (i) is not permitted on a *lot* having an area less than 340 m²;
- (ii) must have a minimum *lot width* of 10 metres, except that for a *lot* having an attached *accessory off-street parking structure* accessed from a fronting *street* the minimum *lot width* is 12.8 metres; and
- (iii) notwithstanding Sub-section (4)(a)(ii), the minimum *lot width* for a *lot* with an *exterior lot corner* is 13.1 metres.

(b) A *duplex residential use*:

- (i) is not permitted on a *lot* having an area less than 550 m²; and
- (ii) must have a minimum *lot width* of 16.3 metres.

(5) Density

- (a) The maximum density shall be 29 principal *buildings* per hectare.
- (b) The maximum *floor area* of the *principal building* on each *lot* is 340 m², except that for the *principal building* containing a *duplex residential use* the maximum *floor area* of the *principal building* is 420 m², with a further exception that the *floor area* of the *principal building* in both cases may be increased by up to 40 m² for an attached *accessory off-street parking use*.
- (c) The maximum *floor area* of a *carriage house use* on a *lot* is 50 m², except that, the *floor area* may be increased by up to 4.6 m² for the purpose of storage, located at grade, and with no access from the interior of said *building*.
- (d) When calculating units per hectare, *secondary suite dwelling units* are excluded from the calculation.

(6) Lot Coverage

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

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(7) Buildings Per Lot

One *principal building* and where permitted one *accessory residential building* that contains a *carriage house 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 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>One-family residential; Duplex residential; and public parks</i>	4.0	6.2	1.2	3.0
<i>Carriage house</i>	See Sub-sections (8)(e), (8)(f) and (9)(f)	1.2	1.2	3.0
<i>Accessory residential buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	4.0	6.2	1.2	3.0
<i>Accessory off-street parking buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	6.0 See Sub-section (9)(b)	6.2	1.2	3.0
<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>	See Sub-sections (8)(e), (9)(a) and (9)(b)	1.2	0.9	3.0

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

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

(d) Notwithstanding Section 514(2), covered porches are permitted to project by up to 1.7 metres into the front yard setback provided that:

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- (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 the height of which shall not exceed the minimum specified in the BC 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 metres, measured from the porch floor to the underside of the porch ceiling.
- (e) A minimum separation distance of 6.0 metres between the outermost projection of the *principal building* and any detached *accessory buildings* or *accessory off-street parking structures*.
- (f) A minimum separation distance of 8.0 metres between the outermost projection of the rear face of the *principal building*, excluding sundecks or stairs and a *building* or *structure* that contains a *carriage house use*.
- (g) Section 514(1) of the Zoning Bylaw may be applied only within one interior side setback area of the lot, however, no unglazed projection other than chimneys may extend beyond a single *storey* in height; and with the exception of eaves, Section 514(2) does not apply to the *interior side lot line* setback requirements.

(9) Location of Uses

- (a) All detached *accessory buildings* shall be located in the rear yard.
- (b) Where a *lane* is provided all *accessory off-street parking buildings* or *structures* shall be located in the rear yard and access to *accessory off-street parking spaces* shall be from the *lane*.
- (c) The first *storey* of the *principal building* (including covered porches meeting the requirements under Sub-section (8)(d) and attached to the main front door entrance) must be:
- (i) a minimum of 35% of the width of the buildings and structures facing the *front lot line*;
 - (ii) located at least 1.0 metre in front of any garage door(s); and
 - (iii) notwithstanding sub-section (9)(c)(i), for a lot where the width of the lot at the *front lot line* is less than the minimum lot width as regulated under sub-sections (4)(a) and (4)(b), Sub-section (9)(c)(i) will not apply.
- (d) No more than two *accessory off-street parking spaces* may be contained within the *principal building*.

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- (e) *Accessory off-street parking* spaces are not permitted within an *exterior side lot line* setback, *access driveway* or front yard, except for unenclosed parking for a *secondary suite*, which must not be within 6 metres of the *exterior lot corner*.
- (f) A *carriage house use* must be located in the rear yard and is only permitted where a *lane* is provided.

(10) Height

- (a) *Buildings and structures for one-family residential or duplex residential uses* 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) *Buildings and structures for a carriage house use* must not exceed a *height* of:
 - (i) 5.5 metres; or
 - (ii) 7.0 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.
- (c) 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

- (a) The uppermost *storey* of the *principal building* must be set back from the main floor front exterior *wall* so that the resulting *floor area* of the uppermost *storey* is no more than 85% of the *floor area* of the *storey* immediately below the uppermost *storey*.
 - (i) if the *storey* immediately below the uppermost *storey* is the first *storey*, which includes a front covered porch, the floor space of the front covered porch, measured to the outside edge of posts supporting the covered porch roof is added to the first *storey floor area* for this calculation;
 - (ii) if the *storey* immediately below the uppermost *storey* is the first *storey*, which includes an enclosed garage, the floor space of the enclosed garage is added to the first *storey floor area* for this calculation.

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- (b) Sub-section (11)(a) does not apply:
 - (i) if in the case of a corner *lot*, there is a maximum of one *storey* of the *principal* building facing the narrowest *lot* line along the street; and
 - (ii) in all other cases, if there is a maximum of one *storey* of the *principal* building facing the street.
- (c) The maximum length of any *wall* of a *building* or *structure* for an *accessory residential use* and an *accessory off-street parking use*, including a *carriage house use* is:
 - (i) 9.2 metres where the *principal use* is *one-family residential*; and
 - (ii) 12.4 metres where the *principal use* is *duplex residential*.

(12) Off-Street Parking and Loading

The regulations under Part 7 apply.

(13) Other Regulations

- (a) Landscaping requirements for development in Northeast Coquitlam, under Part 5.
- (b) Provide a private outdoor space defined by *fences*, railings or landscaping, having an area not less than 4.0 m², that has direct access to habitable space, specific for and where a *carriage house use* is located on a *lot*.
- (c) The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 apply.

PART 10 ONE-FAMILY RESIDENTIAL ZONES

1008 RS-8 Large Village Single Family Residential

(1) Intent

This zone provides for the development of single family lots with a minimum *lot* size of 400 m², with limited appropriate *accessory uses*.

(2) Permitted Uses

Principal *uses*, limited to:

- (a) *One-family residential*
- (b) *Civic use*, limited to public parks

Accessory uses, limited to:

- (a) *Boarding*, as limited under Section 508(1)
- (b) *Secondary Suite*, as limited under Section 508(2)
- (c) *Accessory residential*, as limited under Sub-section (9)(a)
- (d) *Accessory home occupation*, as limited under Section 508(3)

(3) Conditions of Use

Not applicable in this zone.

(4) Lot Size

- (a) A *one-family residential use* is not permitted on a *lot* having an area less than 400 m².
- (b) The minimum *lot width* is 12 metres, except that for a *lot* having an *attached accessory parking structure* accessed from a fronting *street*, the minimum *lot width* is 12.8 metres.
- (c) Notwithstanding Sub-section (4)(b), the minimum *lot width* for a *lot* with an *exterior lot corner* is 13.1 metres.

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(5) Density

- (a) The maximum density shall be 25 principal *buildings* per hectare.
- (b) The maximum *floor area* of the *principal building* on each *lot* is 365 m², except that the *floor area* may be increased by up to 40 m² for an attached *accessory off-street parking use*.

(6) Lot Coverage

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

(7) Buildings Per Lot

No more than one *principal building* 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 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>One-family residential; and public parks</i>	4.0	6.2	1.2	3.0
<i>Accessory residential buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	4.0	6.2	1.2	3.0
<i>Accessory off-street parking buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	6.0 See Sub-sec. (9)(b)	6.2	1.2	3.0
<i>Detached accessory residential and accessory off-street parking buildings and structures where sited at 1.6 metres or more from a building for residential use</i>	See Sub-sections (8)(e), (9)(a) and (9)(b)	1.2	1.2	3.0

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- (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.
- (d) Notwithstanding Section 514(2), covered porches are permitted to project by up to 1.7 metres into the front yard setback 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 the height of which shall not exceed the minimum specified in the BC 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 metres, measured from the porch floor to the underside of the porch ceiling.
- (e) A minimum separation 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*.
- (f) Section 514(1) of the Zoning Bylaw may be applied only within one interior side yard setback area, however, no unglazed projection other than chimneys may extend beyond a single *storey* in *height*; and with the exception of eaves, Section 514(2) does not apply to the *interior side lot line* setback requirements.

(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) The first *storey* of the *principal building* (including covered porches meeting the requirements under Sub-section (8)(d) and attached to the main front door entrance) must be:
 - (i) a minimum of 35% of the width of the buildings and structures facing the *front lot line*;
 - (ii) located at least 1.0 metre in front of any garage door(s); and
 - (iii) notwithstanding Sub-section (9)(c)(i), for a *lot* where the width of the *lot* at the *front lot line* is less than the minimum *lot* width as regulated under Sub-sections (4)(b) and (4)(c), Sub-section (9)(c)(i) will not apply.
- (d) No more than two *accessory off-street parking spaces* may be contained within the *principal building*.

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- (e) *Accessory off-street parking uses* are not permitted within an *exterior side lot line* setback, except for unenclosed parking for a *secondary suite*, which must not be within 6 metres of the *exterior lot corner*.

(10) Height

- (a) Buildings and structures for one-family 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

- (a) The uppermost *storey* of the *principal building* must be set back from the main floor front exterior *wall* so that the resulting *floor area* of the uppermost *storey* is no more than 85% of the *floor area* of the *storey* immediately below the uppermost *storey*.
 - (i) if the *storey* immediately below the uppermost *storey* is the first *storey*, which includes a front covered porch, the floor space of the front covered porch, measured to the outside edge of posts supporting the covered porch roof is added to the first *storey floor area* for this calculation;
 - (ii) if the *storey* immediately below the uppermost *storey* is the first *storey*, which includes an enclosed garage, the floor space of the enclosed garage is added to the first *storey floor area* for this calculation.
- (b) Sub-section (11)(a) does not apply:
 - (i) if in the case of a corner *lot*, there is a maximum of one *storey* of the *principal building* facing the narrowest *lot* line along the street; and
 - (ii) in all other cases, if there is a maximum of one *storey* of the *principal building* facing the street.
- (c) The maximum length of any *wall* of a detached *building* or *structure* for an *accessory residential use* and an *accessory off-street parking use* is 9.2 metres.

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(12) Off-Street Parking and Loading

The regulations under Part 7 apply.

(13) Other Regulations

- (a) Landscaping requirements for development in Northeast Coquitlam, under Part 5.
- (b) The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 apply.

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PART 10 ONE-FAMILY RESIDENTIAL ZONES

1009 RS-9 Large Single Family Residential

(1) Intent

This zone provides for the development of single family lots with a minimum *lot* size of 650 m², with limited appropriate *accessory uses*.

(2) Permitted Uses

Principal uses, limited to:

- (a) *One-family residential*
- (b) *Civic use*, limited to public parks

Accessory uses, limited to:

- (a) *Boarding*, as limited under Section 508(1)
- (b) *Secondary Suite*, as limited under Section 508(2)
- (c) *Accessory residential*, as limited under Sub-section (9)(a)
- (d) *Accessory home occupation*, as limited under Section 508(3)

(3) Conditions of Use

Not applicable for this zone.

(4) Lot Size

- (a) A *one-family residential use* is not permitted on a *lot* having an area less than 650 m².
- (b) The minimum *lot width* for a *one-family residential use* is 13.5 metres.
- (c) Notwithstanding Sub-section (4)(b), the minimum *lot width* for a *lot* with an *exterior lot corner* is 14.8 metres.

(5) Density

- (a) The maximum density shall be 15 *principal buildings* per hectare.
- (b) The maximum *floor area* of the *principal building* on each *lot* is 505 m², except that the *floor area* may be increased by up to 40 m² for an attached *accessory off-street parking use*.

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(6) Lot Coverage

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

(7) Buildings Per Lot

No more than one *principal building* 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 the *lot lines* set out below:

Use	Front Lot Line (metres)	Rear Lot Line (metres)	Interior Side Lot Line (metres)	Exterior Side Lot Line (metres)
<i>One-family residential; and public parks</i>	6.0	6.2	1.8	3.8
<i>Accessory residential buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	6.0	6.2	1.8	3.8
<i>Accessory off-street parking buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	8.0 See Sub-section (9)(b)	6.2	1.8	3.8
<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>	See Sub-sections (8)(e), (9)(a) and (9)(b)	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.

(c) The above setbacks are subject to increase under Sections 518 and 519 and 523 or decrease under Section 514.

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- (d) Notwithstanding Section 514(2), covered porches are permitted to project by up to 1.7 metres into the front yard setback 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 the height of which shall not exceed the minimum specified in the BC 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 metres, measured from the porch floor to the underside of the porch ceiling.
- (e) A minimum separation 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*.

(9) Locations 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) The first *storey* of the *principal building* (including covered porches meeting the requirements under Sub-section (8)(d) and attached to the main front door entrance) must be:
 - (i) a minimum of 50% of the width of the buildings and structures facing the *front lot line*;
 - (ii) located at least 1.0 metre in front of any garage door(s); and
 - (iii) notwithstanding Sub-section (9)(c)(i), for a *lot* where the width of the *lot* at the *front lot line* is less than the minimum *lot* width as regulated under Sub-sections (4)(b) and (4)(c), Sub-section (9)(c)(i) will not apply.
- (d) No more than two *accessory off-street parking spaces* may be contained within the *principal building*.
- (e) *Accessory off-street parking uses* are not permitted within an *exterior side lot line* setback, except for unenclosed parking for a *secondary suite*, which must not be within 6 metres of the *exterior lot corner*.

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(10) Height

- (a) Buildings and structures for one-family 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

- (a) The uppermost *storey* of the *principal building* must be set back from the main floor front exterior *wall* so that the resulting *floor area* of the uppermost *storey* is no more than 85% of the *floor area* of the *storey* immediately below the uppermost *storey*.
 - (i) if the *storey* immediately below the uppermost *storey* is the first *storey*, which includes a front covered porch, the floor space of the front covered porch, measured to the outside edge of posts supporting the covered porch roof is added to the first *storey floor area* for this calculation;
 - (ii) if the *storey* immediately below the uppermost *storey* is the first *storey*, which includes an enclosed garage, the floor space of the enclosed garage is added to the first *storey floor area* for this calculation.
- (b) Sub-section (11)(a) does not apply:
 - (i) if in the case of a corner *lot*, there is a maximum of one *storey* of the *principal building* facing the narrowest *lot* line along the *street*; and
 - (ii) in all other cases, if there is a maximum of one *storey* of the *principal building* facing the *street*.
- (c) The maximum length of any *wall* of a detached *building* or *structure* for an *accessory residential use* and an *accessory off-street parking use* is 9.2 metres.

(12) Off-Street Parking and Loading

The regulations under Part 7 apply.

(13) Other Regulations

- (a) Landscaping requirements for development in Northeast Coquitlam, under Part 5.
- (b) The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 apply.

PART 10 ONE-FAMILY RESIDENTIAL ZONES

1010 RS-10 Executive Single Family Residential

(1) Intent

This zone provides for the development of single family lots with a minimum *lot* size of 650 m², with limited appropriate *accessory uses*.

(2) Permitted Uses

Principal *uses*, limited to:

- (a) *One-family residential*
- (b) *Civic use*, limited to public parks

Accessory uses, limited to:

- (a) *Boarding*, as limited under Section 508(1)
- (b) *Secondary Suite*, as limited under Section 508(2)
- (c) *Accessory residential*, as limited under Sub-section (9)(a)
- (d) *Accessory home occupation*, as limited under Section 508(3)

(3) Conditions of Use

Not applicable for this zone.

(4) Lot Size

- (a) A *one-family residential use* is not permitted on a *lot* having an area less than 650 m².
- (b) The minimum *lot width* for a *one-family residential use* is 18 metres.
- (c) Notwithstanding Sub-section (4)(b), the minimum *lot width* for a *one-family residential use* on a *lot* with an *exterior lot corner* is 20 metres.

(5) Density

- (a) The maximum density shall be 15 *principal buildings* per hectare.
- (b) The maximum *floor area* of the *principal building* on each *lot* is 505 m², except that the *floor area* may be increased by up to 40 m² for an attached *accessory off-street parking use*.

1010 RS-10 Executive Single Family Residential

(6) Lot Coverage

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

(7) Buildings Per Lot

No more than one *principal building* 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 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>One-family residential; and public parks</i>	7.6	6.2	1.8	3.8
<i>Accessory residential buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	7.6	6.2	1.8	3.8
<i>Accessory off-street parking buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	9.6 See Sub-Section (9)(b)	6.2	1.8	3.8
<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>	See Sub-Sections (8)(e), (9)(a) and (9)(b)	6.2	1.8	3.8

(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.

1010 RS-10 Executive Single Family Residential

- (d) 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 the height of which shall not exceed the minimum specified in the BC 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;
- (e) A minimum separation 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*.

(9) Locations of Uses

- (a) All detached *accessory buildings* shall be located in the rear yard.
- (b) Where a *lane* is provided 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) The first *storey* of the *principal building* (including covered porches meeting the requirements under Sub-section (8)(d) and attached to the main front door entrance) must be:
 - (i) a minimum of 50% of the width of the *buildings* and *structures* facing the *front lot line*; and
 - (ii) located at least 1.0 metre in front of any garage door(s);
 - (iii) notwithstanding Sub-section (9)(c)(ii), for a dwelling where all the garage doors face the *interior side lot line*, Sub-section (9)(c)(ii) will not apply; and
 - (iv) notwithstanding Sub-section (9)(c)(i), for a *lot* where the width of the *lot* at the *front lot line* is less than the minimum *lot* width as regulated under Sub-sections (4)(b) and (4)(c), Sub-section (9)(c)(i) will not apply.
- (d) No more than three *accessory off-street parking* spaces may be contained within the *principal building*.
- (e) *Accessory off-street parking uses* are not permitted within an *exterior side lot line* setback, except for unenclosed parking for a *secondary suite*, which must not be within 6 metres of the *exterior lot corner*.

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(10) Height

- (a) Buildings and structures for one-family 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

- (a) The uppermost *storey* of the *principal building* must be set back from the main floor front exterior *wall* so that the resulting *floor area* of the uppermost *storey* is no more than 85% of the *floor area* of the *storey* immediately below the uppermost *storey*.
 - (i) if the *storey* immediately below the uppermost *storey* is the first *storey*, which includes a front covered porch, the floor space of the front covered porch, measured to the outside edge of posts supporting the covered porch roof is added to the first *storey floor area* for this calculation;
 - (ii) if the *storey* immediately below the uppermost *storey* is the first *storey*, which includes an enclosed garage, the floor space of the enclosed garage is added to the first *storey floor area* for this calculation.
- (b) Sub-section (11)(a) does not apply:
 - (i) if in the case of a corner *lot*, there is a maximum of one *storey* of the *principal building* facing the narrowest *lot* line along the *street*; and
 - (ii) in all other cases, if there is a maximum of one *storey* of the *principal building* facing the *street*.
- (c) The maximum length of any *wall* of a detached *building* or *structure* for an *accessory residential use* and an *accessory off-street parking use* is 9.2 metres.

(12) Off-Street Parking and Loading

The regulations under Part 7 apply.

(13) Other Regulations

- (a) Landscaping requirements for development in Northeast Coquitlam, under Part 5. The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 apply.

PART 10 ONE-FAMILY RESIDENTIAL ZONES

1011 RS-11 Estate Single Family Residential

(1) Intent

This zone provides for the development of single family lots with a minimum *lot* size of 1000 m², with limited appropriate *accessory uses*.

(2) Permitted Uses

Principal *uses*, limited to:

- (a) *One-family residential*
- (b) *Civic use*, limited to public parks

Accessory uses, limited to:

- (a) *Boarding*, as limited under Section 508(1)
- (b) *Secondary Suite*, as limited under Section 508(2)
- (c) *Accessory residential*, as limited under Sub-section (9)(a)
- (d) *Accessory home occupation*, as limited under Section 508(3)

(3) Conditions of Use

Not applicable for this zone.

(4) Lot Size

- (a) A *one-family residential use* is not permitted on a *lot* having an area less than 1000 m².
- (b) The minimum *lot width* for a *one-family residential use* is 24 metres.

(5) Density

- (a) The maximum density shall be 10 principal *buildings* per hectare.
- (b) The maximum *floor area* of the *principal building* on each *lot* is 755 m², except that the *floor area* may be increased by up to 40 m² for an attached *accessory off-street parking use*.

(6) Lot Coverage

All buildings and structures together must not exceed a lot coverage of 40%.

1011 RS-11 Estate Single Family Residential

(7) Buildings Per Lot

No more than one *principal building* 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 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>One-family residential; and public parks</i>	10.0	7.6	1.8	3.8
<i>Accessory residential buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	10.0	7.6	1.8	3.8
<i>Accessory off-street parking buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	12.0 See Sub-Section (9)(b)	7.6	1.8	3.8
<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>	See Sub-Sections (8)(e), (9)(a) and (9)(b)	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.

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

(d) 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;

1011 RS-11 Estate Single Family Residential

- (ii) the porch shall be open on at least two sides or protected by guard rails the height of which shall not exceed the minimum specified in the BC Building Code;
- (iii) the porch is located at the basement or first *storey*; and attached to the main front door entrance of the residence; 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.
- (e) A minimum separation 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*.

(9) Locations of Uses

- (a) All detached *accessory buildings* shall be located in the rear yard.
- (b) Where a *lane* is provided 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) The first *storey* of the *principal building* (including covered porches meeting the requirements under Sub-section (8)(d) and attached to the main front door entrance) must be:
 - (i) a minimum of 50% of the width of the buildings and structures facing the *front lot line*; and
 - (ii) located at least 1.0 metre in front of any garage door(s);
 - (iii) notwithstanding Sub-section (9)(c)(ii), for a dwelling where all the garage doors face the *interior side lot line*, Sub-section (9)(c)(ii) will not apply; and
 - (iv) notwithstanding Sub-section (9)(c)(i), for a lot where the width of the *lot* at the *front lot line* is less than the minimum *lot* width as regulated under Sub-sections (4)(b) and (4)(c), Sub-section (9)(c)(i) will not apply.
- (d) No more than three *accessory off-street parking* spaces may be contained within the *principal building*.
- (e) *Accessory off-street parking uses* are not permitted within an *exterior side lot line* setback, except for unenclosed parking for a *secondary suite*, which must not be within 6 metres of the *exterior lot corner*.

(10) Height

- (a) Buildings and structures for one-family 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.

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- (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

- (a) The uppermost *storey* of the *principal building* must be set back from the main floor front exterior *wall* so that the resulting *floor area* of the uppermost *storey* is no more than 85% of the *floor area* of the *storey* immediately below the uppermost *storey*.
 - (i) if the *storey* immediately below the uppermost *storey* is the first *storey*, which includes a front covered porch, the floor space of the front covered porch, measured to the outside edge of posts supporting the covered porch roof is added to the first *storey floor area* for this calculation;
 - (ii) if the *storey* immediately below the uppermost *storey* is the first *storey*, which includes an enclosed garage, the floor space of the enclosed garage is added to the first *storey floor area* for this calculation.
- (b) Sub-section (11)(a) does not apply:
 - (i) if in the case of a corner *lot*, there is a maximum of one *storey* of the *principal building* facing the narrowest *lot* line along the *street*; and
 - (ii) in all other cases, if there is a maximum of one *storey* of the *principal building* facing the *street*.
- (c) The maximum length of any *wall* of a detached *building* or *structure* for an *accessory residential use* and an *accessory off-street parking use* is 9.2 metres.

(12) Off-Street Parking and Loading

The regulations under Part 7 apply.

(13) Other Regulations

- (a) Landscaping requirements for development in Northeast Coquitlam, under Part 5.
- (b) The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 apply.

PART 10 ONE-FAMILY RESIDENTIAL ZONES

1012 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)
- (b) *Civic use*, limited to public parks

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.

1012 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:

Use	Front Lot Line (metres)	Rear Lot Line (metres)	Interior Side Lot Line (metres)	Exterior Side Lot Line (metres)
<i>Street-Oriented Village Home Residential and public parks</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	3.0
<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	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

1012 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 where sited 1.6 metres or more from a building for residential use</i>	7.6	6.2	1.2	3.8
Detached <i>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	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 the height of which shall not exceed the minimum specified in the BC 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*.

1012 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) 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.

1012 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.