
PART 12 Residential Zones

1. RS1 Zone (Single Family Residential One)

Intent

- (1) The intent of this zone is to provide a low density area for detached residential dwellings and also permit an auxiliary dwelling unit within a detached dwelling.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;
 - (b) Auxiliary residential dwelling unit provided it is serviced by a community sewer system that is located in a sewer specified area serviced by: (Bylaw No. 409)
(Bylaw No. 1301) (Bylaw No. 1621)
 - (i) A sewage treatment plant with a design treatment capacity or greater than 500 cubic metres per day; or
 - (ii) A sewage holding tank, the installation and operation of which complies in all respects with "Public and Private Sewer Usage Regulation Bylaw No. 551, 1987;
 - (c) detached dwelling; and
 - (d) park and playground.

Density

- (3) The maximum permitted gross floor area of a detached dwelling is 465 square metres or a floor space ratio of 0.35, whichever figure is lower. (Bylaw No. 905)
- (4) Notwithstanding subsection (3), the maximum permitted gross floor area of a detached dwelling situated on lands within a bare land strata plan is the figure obtained when the total area of a bare land strata plan (exclusive of those portions intended to provide access routes) is multiplied by 0.35 and divided by the maximum total number of bare land strata lots in that plan, and regardless of any provision herein the maximum gross floor area of a detached dwelling shall not exceed 465 square metres.
- (5) The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is 70 square metres. (Bylaw No. 464) (Bylaw No. 905)
- (6) Notwithstanding any other regulations contained in this section, an additional 56 square metres of gross floor area may be added to a dwelling unit or an auxiliary building for employee use and rental, provided that the floor space ratio on a parcel does not exceed

.35. This bonus density is subject to the owner entering into an employee housing agreement with the Municipality for the auxiliary residential dwelling unit, the terms of which shall be the Municipality's standard charge terms for employee housing covenants as of the date on which the building permit is issued. (Bylaw No. 1621)

- (7) Notwithstanding paragraph 3 (1) (a) of Part 5, the maximum floor area of an auxiliary building containing both auxiliary parking use and an auxiliary residential dwelling unit is 110 square metres and the maximum permitted gross floor area for an auxiliary building containing only an auxiliary residential dwelling unit is 90 square metres.

(Bylaw No. 1621)(Bylaw No. 2102)

- (8) Notwithstanding subsection (3), the maximum permitted gross floor area for a detached dwelling on Lot 1; District Lot 1755; Group 1 New Westminster District; Plan LMP 35715 is 281.5 square metres. (Bylaw No. 1919)

Height

- (9) The maximum permitted height of a building is 7.6 metres.

Site Dimensions

- (10) The minimum required parcel area, usable site area and frontage are as follows:
(Bylaw No. 953)

GROSS FLOOR AREA	MINIMUM PARCEL AREA	MINIMUM USABLE SITE AREA	MINIMUM FRONTAGE
325 square metres or less	695 square metres	465 square metres	18 metres
greater than 325 square metres	928.6 square metres	575 square metres	24 metres

- (11) Where a detached dwelling is sited on a parcel having a frontage of less than 24 metres, the maximum permitted gross floor area of the dwelling is 325 square metres. Where a detached dwelling is sited on a parcel having a frontage of 24 metres or more, the maximum permitted gross floor area of the detached dwelling is 465 square metres, subject to compliance with the other requirements of this Bylaw regarding permitted gross floor area. (Bylaw No. 953)

Site Coverage

- (12) The maximum permitted site coverage is 35 percent.

Setbacks

- (13) The minimum permitted front setback is 7.6 metres.
- (14) The minimum permitted side setback is as follows:

GROSS FLOOR AREA OF DETACHED DWELLING	MINIMUM SIDE SETBACK

325 square metres or less	3 metres
greater than 325 square metres	6 metres

- (15) The minimum permitted rear setback is 7.6 metres.
- (16) Notwithstanding subsections (13) to (15), no detached dwelling located within a bare land strata plan shall be less than: (Bylaw No. 905)
 - (a) 7.6 metres from the boundaries of that plan;
 - (b) 7.6 metres from an internal access road; and
 - (c) A distance from any other detached dwelling calculated as the sum of the following distances for each dwelling:

GROSS FLOOR AREA OF DWELLING	DISTANCE
325 square metres or less	3 metres
greater than 325 square metres	6 metres

- (17) Except where subsection (6) applies, no addition shall be made to a detached dwelling in existence at the date of adoption of this Bylaw which increases the gross floor area of that dwelling beyond 325 square metres, unless the entire dwelling including the addition is sited within a minimum setback area of six metres on each side of the detached dwelling. (Bylaw No. 963) (Bylaw No. 1621)
- (18) Whenever subsection 14 (1) of Part 5 applies, the minimum permitted front setback is 5 metres for auxiliary residential dwelling units located within an auxiliary or attached building for garage or carport use. (Bylaw No. 1621)
- (19) Whenever subsection 14 (2) of Part 5 applies, the minimum permitted front setback is 2 metres for auxiliary residential dwelling units located within an auxiliary building for garage or carport use. (Bylaw No. 1621)

Off-Street Parking and Loading

- (20) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

Other Regulations

- (21) The minimum permitted gross floor area of a detached dwelling is 46.5 square metres.
- (22) The maximum permitted number of bedrooms in a detached dwelling is 4.
- (23) The placing of more than one principal building on a parcel or strata lot is prohibited. (Bylaw No. 597)
- (24) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 90 square metres and no less than 32.5 square metres. (Bylaw No. 916) (Bylaw No. 1621)

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- (25) In no case shall the gross floor area of the auxiliary residential dwelling unit exceed 40 percent of the gross floor area on a parcel. (Bylaw No. 597) (Bylaw No. 1621)
 - (26) An auxiliary residential dwelling unit shall contain up to two bedrooms and two bathrooms, one living room and only one kitchen. (Bylaw No. 597) (Bylaw No. 916) (Bylaw No. 1552)
 - (27) Auxiliary residential dwelling unit shall not be used for tourist accommodation and all other uses not expressly permitted in this section are prohibited. (Bylaw No. 814)
 - (28) In no case shall a parcel contain both an auxiliary building containing an auxiliary residential dwelling unit and an auxiliary building containing parking use. (Bylaw No. 1621)
 - (29) An auxiliary building containing both an auxiliary residential dwelling unit and parking use shall be no less than 2 storeys in height, to a maximum of 7 metres. (Bylaw No. 1621) (Bylaw No. 1656)