

RS1 ZONE: SINGLE FAMILY RESIDENTIAL

Amend. BL 4521, 1989	611	<u>Permitted Uses:</u>		
		"Dwelling, Single Family"		
		'Home Occupation'		
Amend. BL 6852, 2010		'Secondary Suite' accessory to a 'Dwelling, Single Family'		
		The keeping of 'Household Pets'		
	612	<u>Setbacks:</u>	<u>Principal Structure</u>	<u>Accessory Structure</u>
		Front	6.5 metres	12 metres
		Notwithstanding anything to the contrary herein contained: the front setback of properties in Timber 'Lots' 7, 8, 9, 10, 24, 25, 26, 27 fronting on Georgia Strait and denoted by a dotted line on Page 14 of the Zoning Maps forming part of this Bylaw is zero (0) metres.		
		Rear	9 metres	1.0 metres
		Sides	1.5 metres	1.0 metres
		Side on a Flanking Street	3.5 metres	6.5 metres
		Exception - Rear Setback:	Notwithstanding anything to the contrary herein contained the rear setback may be reduced to 6 metres provided the portion of the building encroaching beyond the minimum rear setback is not more than one-half the width of the building and the area of the building footprint which encroaches beyond the minimum rear setback is equal to or less than the area of open space that is located within the "Building Envelope" provided that the open space area which is located within the "Building Envelope" shall not contain a dimension of less than 2 metres.	
Amend. BL 6074, 2002	613	<u>'Height':</u>	<u>Principal Structure</u>	<u>Accessory Structure</u>
		1. Maximum Storeys	2 ½	1
Amend. BL 6890, 2011		2. Maximum 'Height' to the roof ridge for Pitched Roof Building	9.5 metres	4.6 metres
		3. Maximum 'Height' to 'Mid-roof' or the top of a flat roof building	8.0 metres	3.75 metres
	614	<u>Density:</u>		
Amend. BL 5046, 1993		1. Maximum Floor Space Ratio - 0.30 plus 93 m ²		
		2. Maximum building site coverage - 45%		
Amend. BL 6011, 2002 BL 7093, 2012		3. In the area included in the North Delta Area Plan, the maximum total 'Floor Area' of all buildings on a 'Lot', excluding any areas referred to in Sections 430.1.1, 430.1.2 and 430.3, shall be the lesser of 330 m ² and the floor area derived from the maximum 'Floor Space Ratio'.		

615 Principal Structures same 'Lot':

Not more than one "Dwelling, Single Family" shall be permitted on each 'Lot'.

616 Minimum 'Lot' Size For Subdivision:

Area 0.40 hectares

Width 30 metres

Average Depth 30 metres

617 Other Regulations:

1. Not more than 2 boarders or lodgers shall be permitted in a "Dwelling, Single Family".
2. No person shall park or store or cause to be parked or stored, any commercial vehicles, equipment, trailer or similar conveyance which exceeds 5,500 kilograms licenced gross vehicle weight on any 'Lot'.
3. With the exception of a 'Secondary Suite', no "Dwelling Unit" shall have less than 90 square metres of 'Floor Area'.

Amend.
BL 5634, 1998

Amend.
BL 7064, 2012

Amend.
BL 5044, 1993
BL 6249, 2003

618 Off-Street Parking:

1. Off-street parking shall be provided as per Part IX of this Bylaw.
2. Not less than 50 percent of all required off-street parking spaces or one parking space, whichever figure is greater, shall be contained within a private garage or principal building.