

8. Residential Zones

8.1 Single Detached (RS1/A-H, J-K; RS2/A-H, J-K) [Bylaw 8672, Jan 24/11]

8.1.1 Purpose

The **zone** provides for **single detached housing** with a range of compatible **secondary uses**. **Subdivision** standards vary by sub-categories (A-H; J-K). The **zone** is divided into sub-zones: RS1 for traditional **single detached housing**; RS2 which provides for a **density bonus** that would be used for rezoning applications in order to help achieve the **City's** affordable housing objectives. [Bylaw 8672, Jan 24/11]

8.1.2 Permitted Uses

- **housing, single detached**

8.1.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **secondary suite**
- **bed and breakfast**

8.1.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit** per **lot**.
2. For **single detached housing** zoned RS1/A-H, J-K, the maximum **floor area ratio** is 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m². [Bylaw 9717, May 17/17]
- 2.A. Notwithstanding Section 8.1.4.2 above, for **single detached housing** zoned RS1/F-G located in the **Agricultural Land Reserve**, the maximum **floor area** is the lesser of: [Bylaw 9717, May 17/17]
 - a) the **floor area ratio** of 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m²; or [Bylaw 9717, May 17/17]
 - b) 400 m². [Bylaw 9968, Dec 17/18]
3. For **single detached housing** zoned RS2/A-H, J-K, the maximum **floor area ratio** is 0.40 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m².
4. Notwithstanding Section 8.1.4.3, the reference to “0.4” is increased to a higher **density** of “0.55” if:
 - a) the **building** contains a **secondary suite**; or
 - b) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RS2/A-H, J-K **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.
5. Further to Section 8.1.4.4, the reference to “0.4” in Section 8.1.4.3 is increased to a higher **density** of “0.55” if:
 - a) an **owner** subdivides bare land to create new **lots** for **single detached housing**; and
 - b) i) 100% of the **lots** contain **secondary suites**; or [Bylaw 9641, Jan 16/17]

- ii) at least 50% of the **lots** contain a **secondary suite** and the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RS2/A-H, J-K **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw for the **floor area** permitted on any **lot** not containing a **secondary suite**; or ^[Bylaw 9641, Jan 16/17]
- iii) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RS2/A-H, J-K **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw. ^[Bylaw 9641, Jan 16/17]

8.1.5 Permitted Lot Coverage

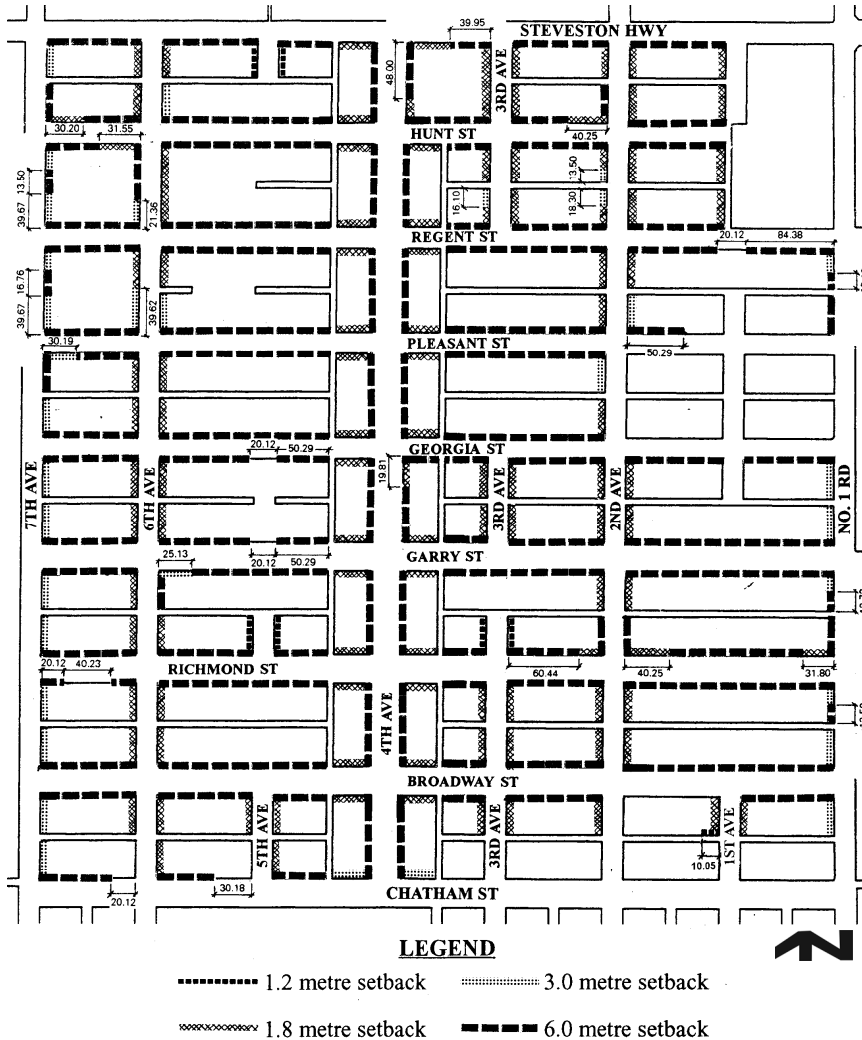
1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures and non-porous surface**.
3. The following percentages of the **lot area** is restricted to **landscaping** with live plant material:
 - a) 20% on **lots** zoned RS1/A or K, RS2/A or K ^[Bylaw 8672, Jan 24/11];
 - b) 25% on **lots** zoned RS1/B, C or J, RS2/B, C or J ^[Bylaw 8672, Jan 24/11]; and
 - c) 30% on **lots** zoned RS1/D, E, F, G or H, RS2/D, E, F, G or H ^[Bylaw 8672, Jan 24/11].
 - d) any **side yard** area is excluded from the calculation of percentages of the **lot area** **which** is restricted to **landscaping** with live plant material. ^[Bylaw 9737, Jul 24/17]

8.1.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m, except it is 9.0 m where the driveway **access** is on an **arterial road** in the RS1/C, RS1/J, RS2/C, RS2/J ^[Bylaw 8672, Jan 24/11] **zones**, in order to make adequate provision for a driveway with turnaround capability.
2. Notwithstanding the **front yard** limitations imposed in Section 8.1.6.1, the minimum **setback** in the area bounded by Steveston Highway, No. 1 Road, Chatham Street and 7th Avenue shall be as shown in Diagram 1 in Section 8.1.6.12.
3. The minimum **interior side yard** is:
 - a) 2.0 m for **lots** of 20.0 m or more in width;
 - b) 1.8 m for **lots** of 18.0 m or more but less than 20.0 m in width; or
 - c) 1.2 m for **lots** less than 18.0 m wide.
4. The minimum **exterior side yard** is 3.0 m.
5. Notwithstanding the minimum **exterior side yard** limitations imposed in Section 8.1.6.4, the **setback** in the area bounded by Steveston Highway, No. 1 Road, Chatham Street and 7th Avenue shall be as shown in Diagram 1 in Section 8.1.6.12.
6. The minimum **rear yard** is the greater of 6.0 m or 20% of the total **lot depth**, for a maximum width of 60% of the rear wall of the **first storey**; and 25% of the total **lot depth**, for the remaining 40% of the rear wall of the **first storey** and any second **storey**, or **half (1/2) storey** above, up to maximum required **setback** of 10.7 m. ^[Bylaw 9737, Jul 24/17]

7. Notwithstanding Section 8.1.6.6 above: ^[Bylaw 9737, Jul 24/17]
- a) The minimum **rear yard** is 6.0 m for: ^[Bylaw 9737, Jul 24/17]
 - i) a **lot** with a **lot area** less than 372 m²; or ^[Bylaw 9737, Jul 24/17]
 - ii) a **lot** with a **lot depth** less than 28 m; or ^[Bylaw 9737, Jul 24/17]
 - iii) a **lot** located on an **arterial road** where a **zone** requires a minimum **front yard** of 9.0 m; or ^[Bylaw 9737, Jul 24/17]
 - iv) a **lot** containing a **single detached dwelling** of one **storey** only. ^[Bylaw 9737, Jul 24/17]
 - b) For a **corner lot** where the **exterior side yard** is 6.0 m, the minimum **rear yard** is reduced to 1.2 m. ^[Bylaw 9737, Jul 24/17]
8. Notwithstanding the **rear yard** limitation imposed in Section 8.1.6.6, the **setback** in the area bounded by Steveston Highway, No. 1 Road, Chatham Street and 7th Avenue shall be as shown in Diagram 1 in Section 8.1.6.12, provided that portions of the **principal building** greater than 5.5 m in **building height** are **setback** a minimum of 6.0 m from the **rear lot line**.
9. A detached **accessory building** of more than 10.0 m² may be located in the **rear yard** in the RS1/A, RS1/K, RS2/A, RS2/K ^[Bylaw 8672, Jan 24/11] **zones**, where there is a **rear lane** and the **garage** or **carport** is **accessed** from the **rear lane**, but no closer than 3.0 m to a **lot line abutting** a public **road** or 1.2 m to any other **lot line**.
10. A detached **accessory building** of more than 10.0 m² located in the **rear yard** in the RS1/A, RS1/K, RS2/A, RS2/K ^[Bylaw 8672, Jan 24/11] **zones**, where there is a **rear lane** and the **garage** or **carport** is **accessed** from the **rear lane** and it is used exclusively for on-site parking purposes, may be linked to the **principal building** by an enclosed area, provided that:
- a) the width of the enclosed area that links the **accessory building** to the **principal building** does not exceed the lesser of:
 - i) 50% of the width of the **principal building**; or
 - ii) 3.6 m; and
 - b) the **building height** of the **accessory building** and the enclosed area that links the **accessory building** to the **principal building** is limited to a single **storey** no greater than 5.0 m.
11. The minimum **building separation space** is 3.0 m in the RS1/A, RS1/K, RS2/A, RS2/K ^[Bylaw 8672, Jan 24/11] **zones** only where there is a **rear lane** and the **garage** or **carport** is **accessed** from the **rear lane**, except that an enclosed area, as described in Section 8.1.6.10, may be located within the **building separation space**.

12. Diagram 1 – Steveston Residential Village Road Setbacks



Note: All dimensions are in metres

8.1.7 Permitted Heights

1. The maximum **height** for **principal buildings** is **2 ½ storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m. *[Bylaw 9223, Apr 20/15]*
2. ~~Repealed.~~ *[Bylaw 9280, Sep 14/15]*
2. The maximum **height** for **accessory structures** is 9.0 m.
3. For the purposes of the RS1/A, RS1/K, RS2/A, RS2/K *[Bylaw 8672, Jan 24/11]* **zones**, only where there is a rear **lane** and the **garage** or **carport** is **accessed** from the rear **lane**, **residential vertical lot depth envelope** means a vertical envelope located at the minimum **front yard setback** requirement for the **lot** in question.
4. The **residential vertical lot depth envelope** in Section 8.1.7.3 is: *[Bylaw 9699, Jun 19/17]*
 - a) calculated from the **finished site grade**; and

- b) formed by a plane rising vertically 5.0 m to a point and then extending upward and away from the required **yard setback** at a rate of two units of vertical rise for each single unit of horizontal run to the point at which the plane intersects to the maximum **building height**.

8.1.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that **corner lots** are required to have an additional 2.0 m of **lot width**. The additional **lot width** does not apply to **corner lots** along Fourth Avenue and **corner lots** with a north-south orientation in the area bounded by Steveston Highway, No. 1 Road, Chatham Street and 7th Avenue, as shown in Diagram 1 in Section 8.1.6.12. [Bylaw 9490, Mar 21/16]

Sub-zones	Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
RS1/A RS2/A <small>[Bylaw 8672, Jan 24/11]</small>	6.0 m	9.0 m	24.0 m	270.0 m ²
RS1/B RS2/B <small>[Bylaw 8672, Jan 24/11]</small>	6.0 m	12.0 m	24.0 m	360.0 m ²
RS1/C RS2/C <small>[Bylaw 8672, Jan 24/11]</small>	13.5 m	13.5 m	24.0 m	360.0 m ²
RS1/D RS2/D <small>[Bylaw 8672, Jan 24/11]</small>	7.5 m	15.0 m	24.0 m	450.0 m ²
RS1/E RS2/E <small>[Bylaw 8672, Jan 24/11]</small>	7.5 m	18.0 m	24.0 m	550.0 m ²
RS1/F RS2/F <small>[Bylaw 8672, Jan 24/11]</small>	7.5 m	18.0 m	45.0 m	828.0 m ²
RS1/G RS2/G <small>[Bylaw 8672, Jan 24/11]</small>	10.0 m	20.0 m	45.0 m	2,000.0 m ²
RS1/H RS2/H <small>[Bylaw 8672, Jan 24/11]</small>	7.5 m	16.5 m	24.0 m	550.0 m ²

Sub-zones	Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
RS1/J RS2/J <i>[Bylaw 8672, Jan 24/11]</i>	13.4 m	13.4 m	24.0 m	360.0 m ²
RS1/K RS2/K <i>[Bylaw 8672, Jan 24/11]</i>	6.0 m	10.0 m	24.0 m	315.0 m ²

8.1.9 Landscaping & Screening

1. **Landscaping and screening** shall be provided according to the provisions of Section 6.0, except that in the RS1/A, RS1/K, RS2/A, RS2/K *[Bylaw 8672, Jan 24/11]* **zones**, only where there is a rear lane and the garage or carport is accessed from the rear lane:
 - a) **fences**, when located within 3.0 m of a **side lot line abutting** a public road or 6.0 m of a **front lot line abutting** a public road, shall not exceed 1.2 m in height; and
 - b) **fences**, when located elsewhere within a required yard, shall not exceed 1.83 m in height.
2. A private outdoor space with a minimum area of 20.0 m² and a minimum width and depth of 3.0 m shall be provided on the lot in the RS1/A, RS1/K, RS2/A, RS2/K *[Bylaw 8672, Jan 24/11]* **zones** only where there is a rear lane and the garage or carport is accessed from the rear lane, outside of the front yard unoccupied and unobstructed by any buildings, structures, projections and on-site parking, except for cantilevered roofs and balconies which may project into the private outdoor space for a distance of not more than 0.6 m.

8.1.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except that the maximum driveway width shall be 6.0 m on lots in the RS1/A, RS1/K, RS2/A, RS2/K *[Bylaw 8672, Jan 24/11]* **zones** only where there is rear lane and the garage or carport is accessed from the rear lane.
2. For the purpose of the **zones** in Section 8.1.10.1 only, a driveway is defined as any **non-porous surface** of the lot that is used to provide space for **vehicle** parking or **vehicle access** to or from a public road or lane.

8.1.11 Other Regulations

[Bylaw 8672, Jan 24/11]

1. No **single detached housing dwelling unit** shall have an exterior wall oriented to an **interior side yard** with a maximum length of **continuous wall** greater than 55% of the total lot depth. *[Bylaw 9737, Jul 24/17]*
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.