



**Zoning Bylaw 8500 – House Depth
Requirement for Maximum Wall Length in
RS1 and RS2 Zones**

No.: INFO-33
Date: 2017-10-20
Revised: 2019-05-17

Purpose:

To inform builders/owners and designers of requirements in the Zoning Bylaw 8500 regulating the maximum length of an exterior sidewall at the required side yard setback in RS1 and RS2 zones.

Background:

The City adopted the bylaw amendments on July 24, 2017, following the Public Hearing, to address concerns of building massing as referred by Council. These concerns include improved private open space, increased landscaping area and further fine tuning of building massing.

The intention is to limiting any continuous length of wall placed on a required side yard to 55% of the lot depth in order to allow more light to back yards and improve privacy.

Implementation:

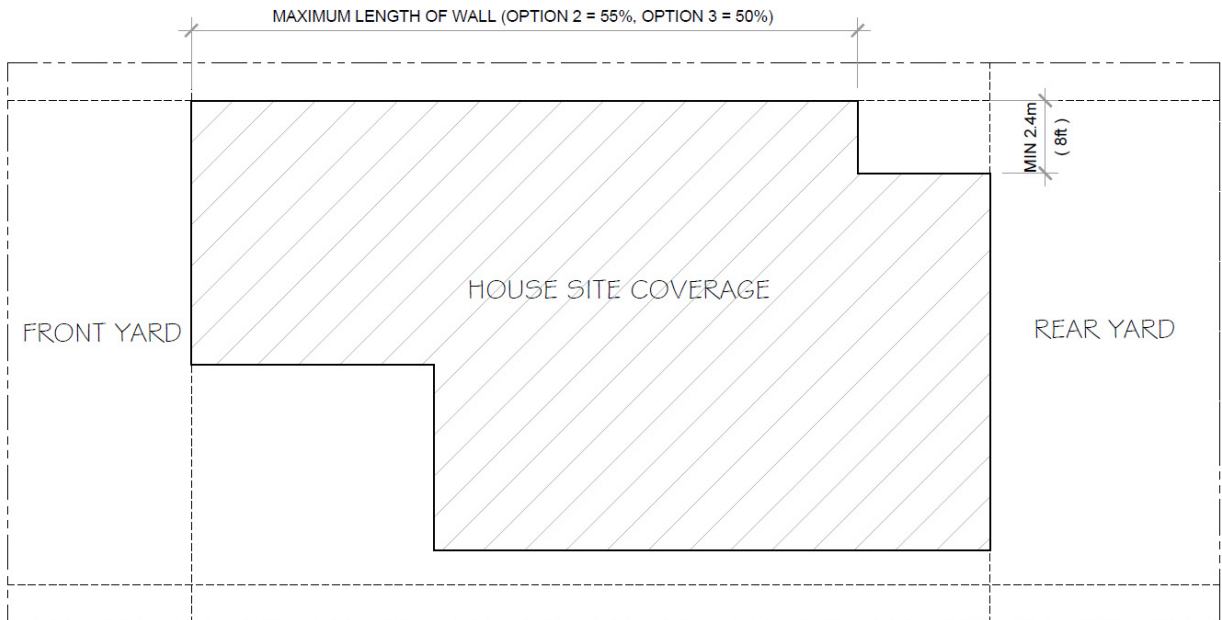
Effective immediately, building permit applications received on or after July 25, 2017, will be subject to the new regulations.

“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**.”

“**Continuous wall** means an exterior wall on a **single and two family dwelling**, which does not include an inward articulation of 2.4 m or more, with a minimum horizontal measurement of 2.4 m.”

Maximum Length of Continuous Wall at Side Yard Set Back:

Plan View, Typical Rectangular Lots



* A continuous wall is defined as a wall without a minimum inward articulation of 2.4 m (8.0 ft.) or more from the minimum required side yard setback. The articulation must be maintained for a minimum horizontal distance of 2.4 m (8.0 ft.) unless wall is discontinued.

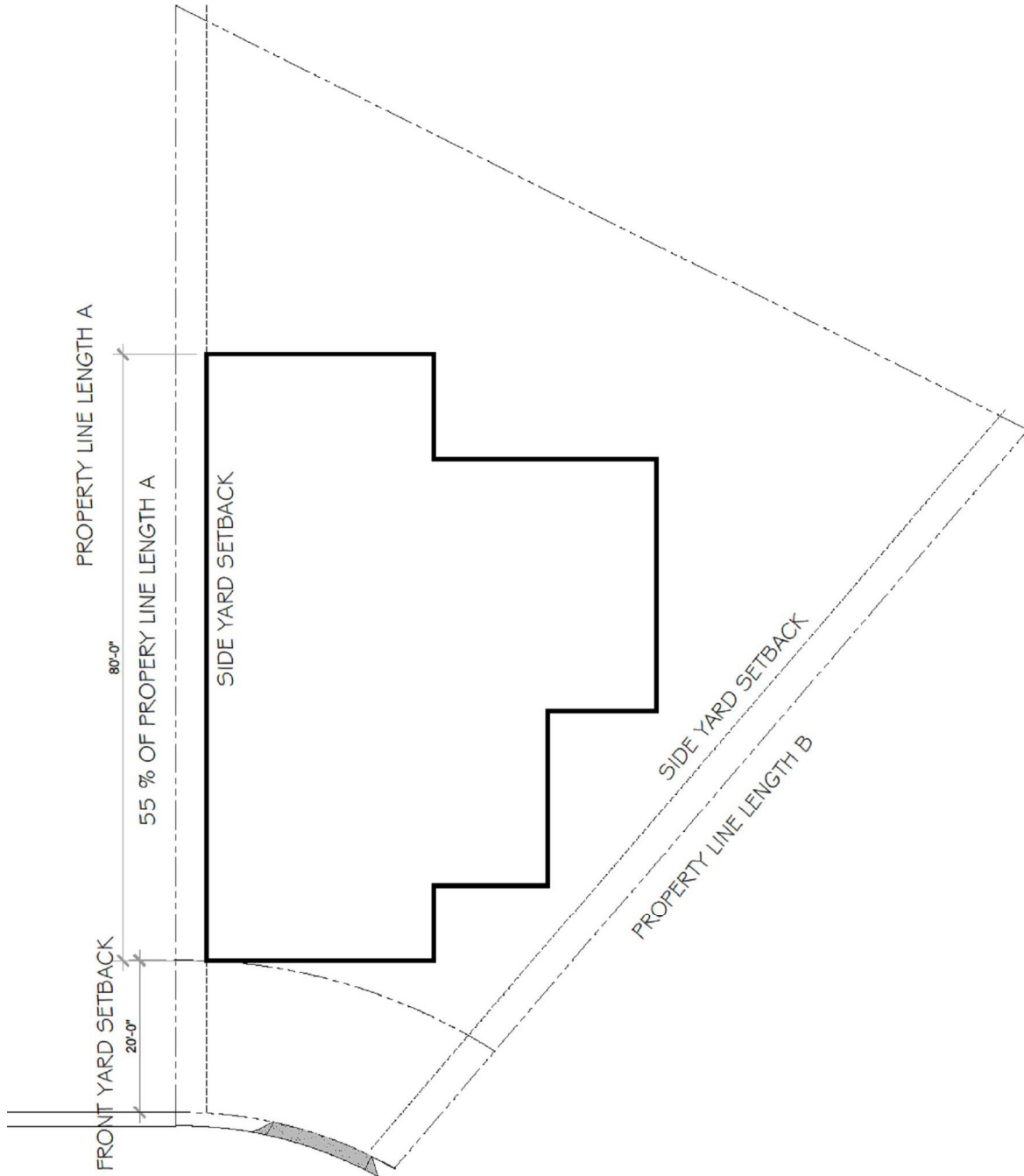
Aerial View



See over →

Plan View, Irregular Lots

The maximum length of a continuous wall for an irregular lot is 55% of the length of the facing side property line.



Should you have any questions, comments, or suggestions concerning this bulletin, please reference the Bulletin Number and email building@richmond.ca or call the Building Approvals General Inquiries line at 604-276-4118.