



Zoning Bylaw 8500 – Rear Yard Setback Requirements in RS1 and RS2 Zones

No.: INFO-34
Date: 2017-10-20
Revised: 2019-05-17

Purpose:

To inform builders/owners and designers of the requirements in Zoning Bylaw 8500 regulating minimum required rear yard setback.

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. These measures provide for increased back yard depth and privacy for outdoor areas.

Implementation:

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

The required rear yard setback is:

"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."

Exceptions include:

"The minimum **rear yard** is 6.0 m for:

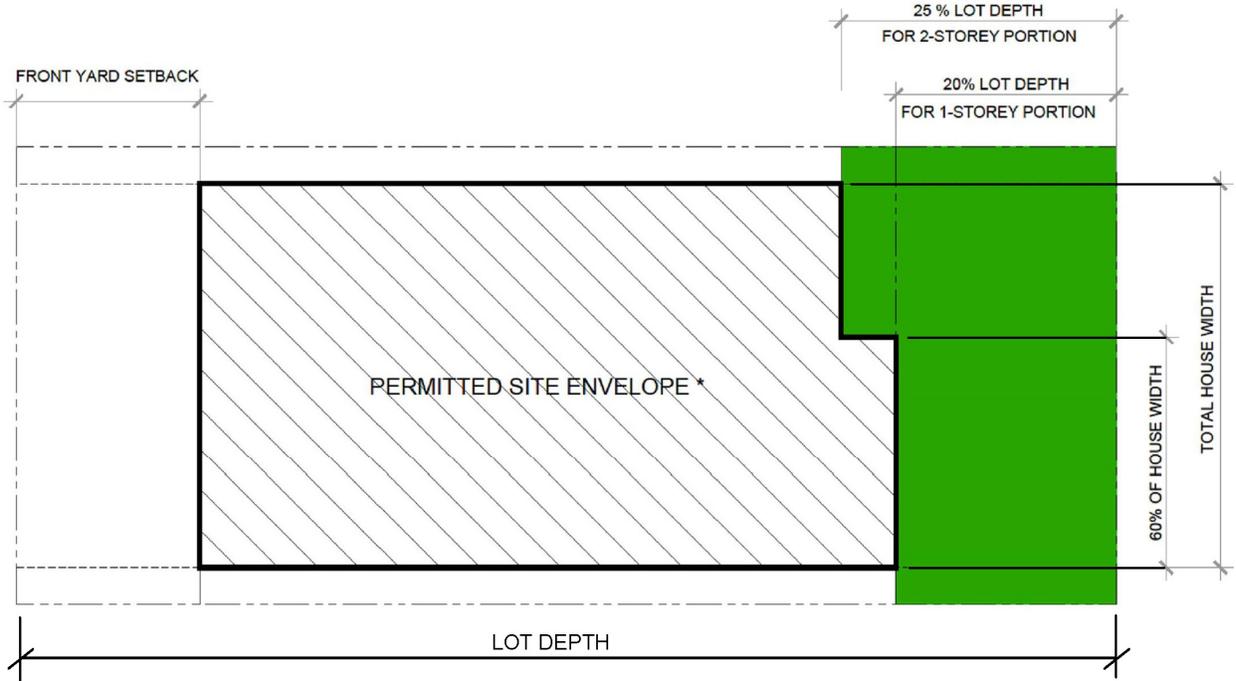
- a **lot** with a **lot area** less than 372 m²; or
- a **lot** with a **lot depth** less than 28 m; or
- a **lot** located on an **arterial road** where a **zone** requires a minimum **front yard** of 9.0 m; or
- a **lot** containing a **single detached dwelling** of one **storey** only.

For a **corner lot** where the **exterior side yard** is 6.0 m, the minimum **rear yard** is reduced to 1.2 m."

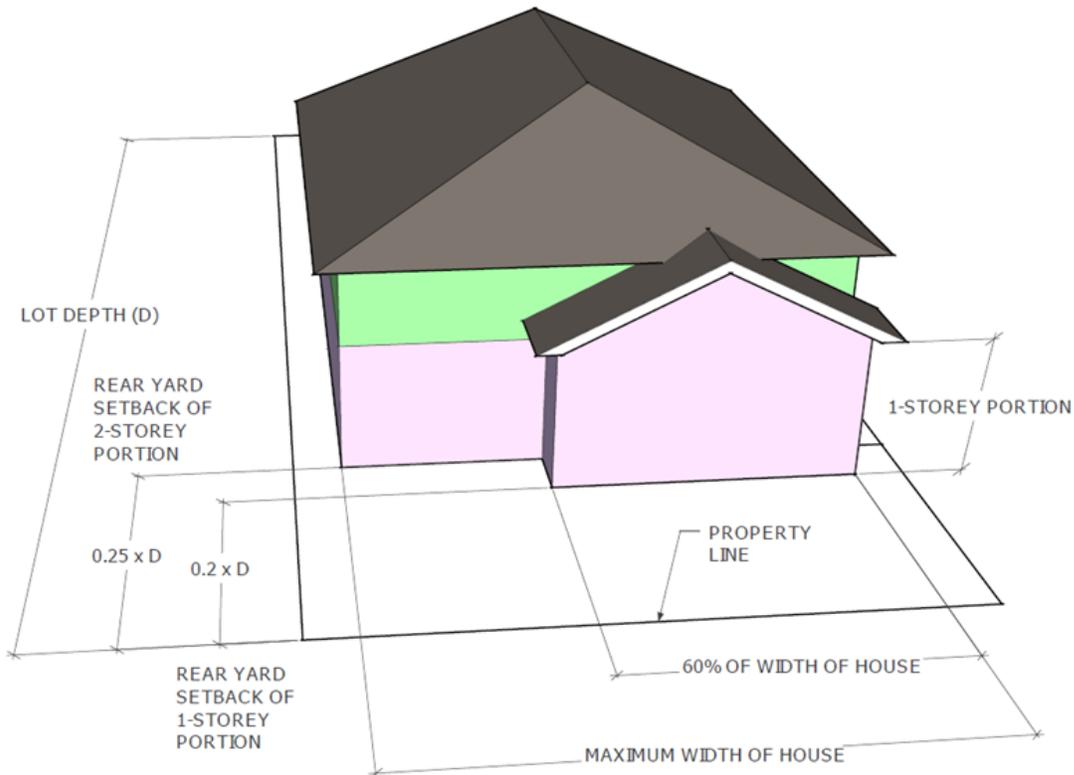
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Required Rear Yard Setback is calculated as percentage of Lot Depth as follows:

Plan View



View from Rear Yard

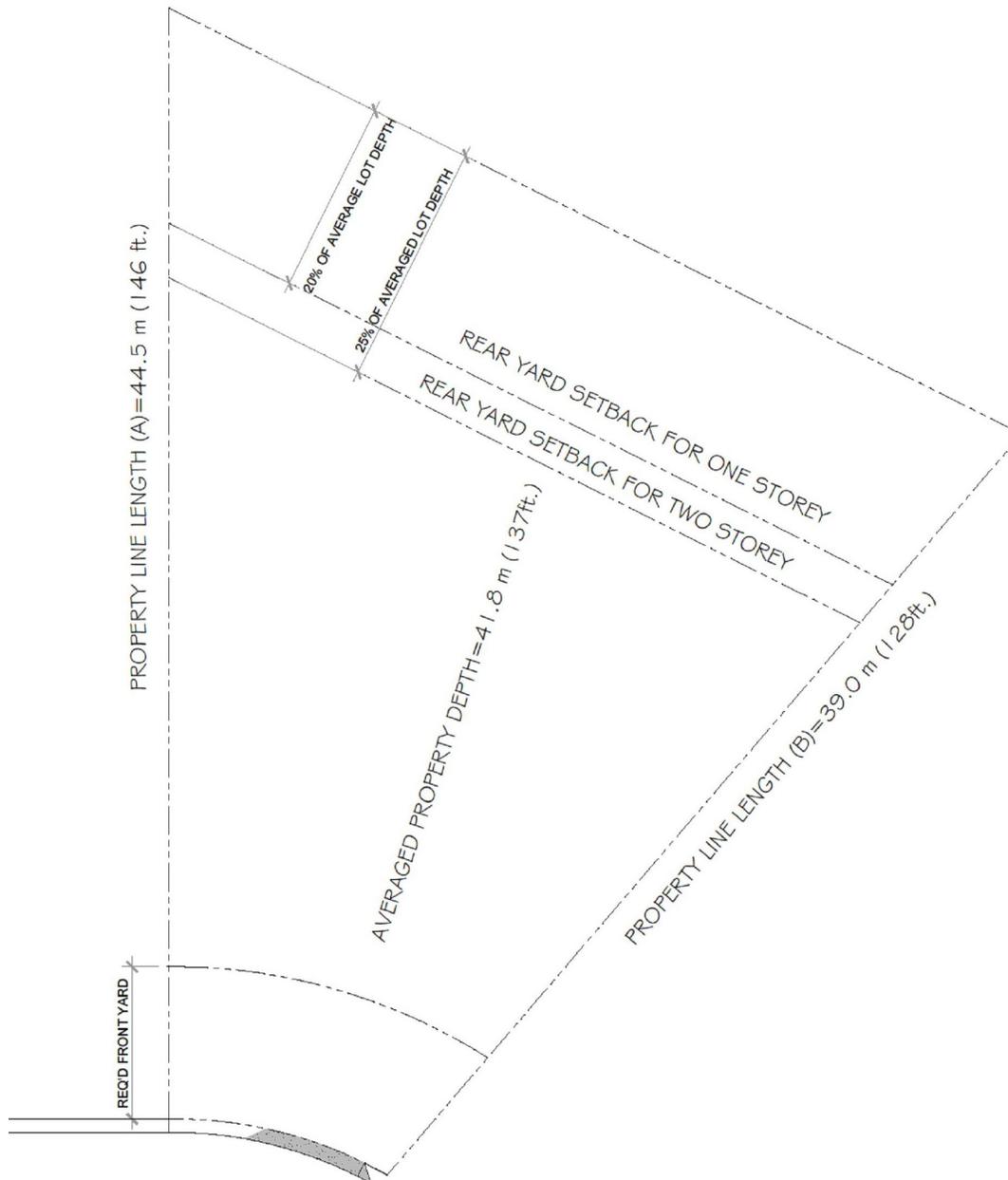


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Required Rear Yard Setbacks for Irregularly shaped lots are calculated as percentage of the Average Lot Depth as follows:

Plan View, example of Irregular Shaped Lot

The averaged lot depth derives from the arithmetic average between the two side property line lengths.*



* Required Rear Yard determination in special or unusual situations will be determined by Building Approvals.

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.