



Zoning Bylaw 8500 – Requirements for Projections into Side Yards, Vehicle Gates on Arterial Roads, and Setbacks for Accessory Buildings in RS1 and RS2 Zones

No.: INFO-36
Date: 2017-10-20
Revised: 2019-10-17

Purpose:

To inform builders/owners and designers of requirements in the to Zoning Bylaw 8500 regulating building projections into required side yards, positioning of mechanically operated gates for vehicular access for properties on arterial roads, and setbacks for accessory buildings 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 address massing, privacy and safety issues concerning building projection into required side yards, the positioning of vehicular gates with respect to the front property line, and setbacks for accessory buildings in the rear yard.

Implementation:

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

Permitted Projection into Required Side Yard

“Notwithstanding a provision for a projection into a **side yard**, the maximum number of projections is one, limited to one side wall of **single detached dwelling unit**, for the purposes of a chimney or fireplace assembly only, and shall not exceed 1.8 m in horizontal length. No masonry footing is permitted for the chimney or fireplace assembly.”

The maximum projected depth into a required side yard is 0.6 m.

Location of Vehicular Gates for Properties on Arterial Roads

“For a **lot** fronting onto a local **arterial road** or a major **arterial road**, a solid masonry or brick **fence** up to a maximum **fence height** of 1.2 m is permitted within the required **front yard setback** area, but any mechanical or manual gate must be located at least 6.0 m from the front **lot line**.”

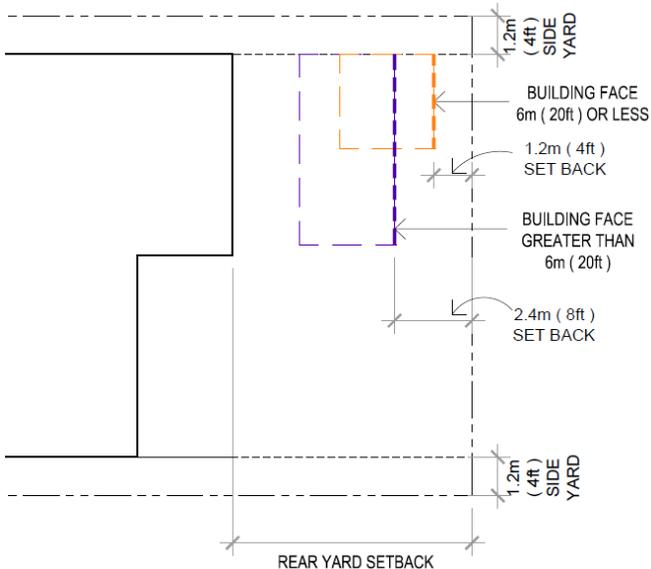
See over →

Required Setbacks for Accessory Buildings

- i) for detached accessory buildings with a maximum wall length of 6 m or less, which is oriented to the rear lot line, or side lot line, not abutting a public road the minimum setback from the rear lot line, and side lot line, not abutting a public road is 1.2 m; and
- ii) for detached accessory buildings with a maximum wall length greater than 6 m, which is oriented to the rear lot line, or side lot line, not abutting a public road the minimum setback from the rear lot line, rear and side lot line, not abutting a public road is 2.4 m.

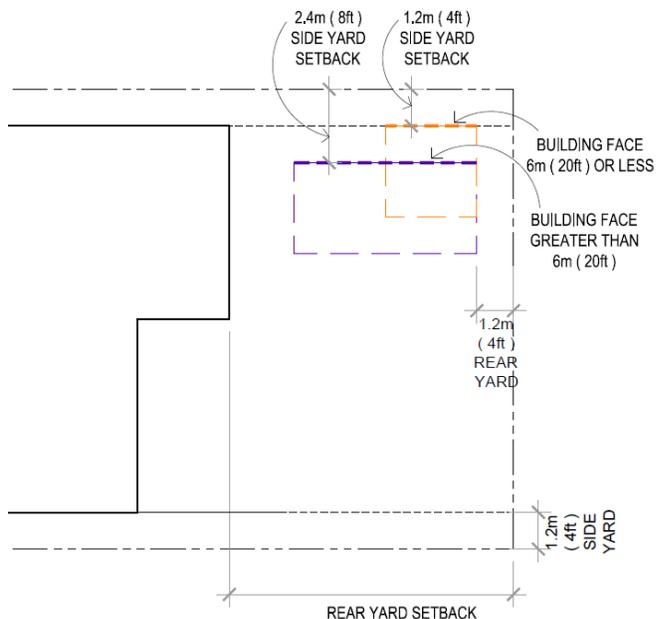
Condition #1:

Building face to rear property line



Condition #2:

Building face to 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.