

**10.0 Urban Residential Zones**

**10.1 RSD1 Residential Medium Lot Zone**

**RSD1**

10.1.1 Purpose

To provide a zone to accommodate the *Development of Single Detached Housing* on standard urban *Lots* having *Full Urban Services*. Lands must be designated as Low Density Residential under the *District's* Official Community Plan.

10.1.2 Principal Uses

The following *Uses* and no other *Uses* shall be the permitted *Principal Uses* in this zone subject to all applicable regulations of this Bylaw:

- (a) *Manufactured Housing - Type 1*; and
- (b) *Single Detached Housing*.

10.1.3 Accessory Uses

The following *Uses* and no other *Uses* shall be the permitted *Accessory Uses* in this zone subject to all applicable regulations of this Bylaw:

- (a) *Accessory Buildings and Structures*;
- (b) *Bed & Breakfast Home*;
- (c) *Carriage House*;
- (d) *Child Care Centre, Minor*;
- (e) *Group Home, Minor*;
- (f) *Home Occupation - Type 1 or 2*; and
- (g) *Secondary Suite*.

10.1.4 Subdivision Regulations

- (a) Minimum *Lot Area* 460m<sup>2</sup>
- (b) Minimum *Lot Width* 12.0m
- (c) Minimum *Lot Depth* 30.0m
- (d) Notwithstanding Section 10.1.4(c), the *Lot Depth* may be reduced to 20.0m for the purposes of subdividing *Corner Lots*.

10.1.5 Development Regulations

- (a) Maximum *Lot Coverage* 40 percent
- (b) Maximum *Floor Area Ratio* 0.45

### 10.1.6 Siting Regulations

**Bylaw 2012-017 amended the following section a(iii) and b(iii) and (v) - (July 23<sup>rd</sup>, 2012):**

- (a) Principal *Buildings and Structures*:
- |       |   |  |
|-------|---|--|
| (i)   | Minimum <i>Front Setback</i>  | 6.0m                                   |
| (ii)  | Minimum <i>Rear Setback</i>   | 7.5m                                   |
| (iii) | Minimum <i>Side Setback (Interior)</i>  | 1.5m (see vi)                          |
| (iv)  | Minimum <i>Side Setback (Exterior)</i>  | 4.5m                                   |
| (v)   | Maximum <i>Height</i>   | The lesser of 9.5m or 2 <i>Storeys</i> |
| (vi)  | Notwithstanding Section 10.1.6(a)(iii), a <i>Lot</i> having no direct vehicular access to the <i>Rear Yard</i> without an attached garage or <i>Carport</i> shall maintain one <i>Side Yard Setback</i> of at least 3.0m. |  |
- (b) *Accessory Buildings and Structures*
- |       |   |   |
|-------|---|---|
| (i)   | Minimum <i>Front Setback</i>  | 6.0m  |
| (ii)  | Minimum <i>Rear Setback</i>   | 1.5m  |
| (iii) | Minimum <i>Side Setback (Interior)</i>  | 1.5m (see vi)                                   |
| (iv)  | Minimum <i>Side Setback (Exterior)</i>  | 4.5m  |
| (v)   | Maximum <i>Height</i>   | The lesser of 4.5m or 1 <i>Storey (see vii)</i> |
| (vi)  | Notwithstanding Section 10.1.6(b)(iii), a <i>Lot</i> having no direct vehicular access to the <i>Rear Yard</i> without an attached garage or <i>Carport</i> shall maintain one <i>Side Yard Setback</i> of at least 3.0m. |   |
| (vii) | Notwithstanding Section 10.1.6(b)(v), the maximum <i>Height</i> for an <i>Accessory Building</i> where a <i>Carriage House</i> is located over a garage is the lesser of 7.5m or 2 <i>Storeys</i> .                       |   |

### 10.1.7 Other Regulations

- (a) Only one (1) principal *Dwelling* will be permitted per *Lot*.

**Bylaw 2012-028 replaced the following definition (b) - (January 14<sup>th</sup>, 2013):**

- (b) *Accessory Buildings or Structures* will be limited to a maximum of 75m<sup>2</sup> or 25% of the allowable *Lot* coverage, whichever is greater.
- (c) In addition to the regulations listed above, other regulations may apply. These include [Section 4: General Regulations](#), [Section 5: Landscaping and Screening Regulations](#), [Section 6: Parking and Loading Regulations](#), and