

## 10.4. SINGLE DETACHED AND DUPLEX RESIDENTIAL ZONE (R1)

### .1 Purpose

To accommodate low density single detached and duplex residential use on parcels of land that are 550 m<sup>2</sup> and larger.

### .2 Principal Uses, Buildings and Structures

- (a) Duplex
- (b) Single detached dwelling

### .3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Care facility, minor
- (c) Carriage House
- (d) Home based business, major
- (e) Secondary suite
- (f) Short-term rental/short-term rental (bed and breakfast)

### .4 Site Specific Uses, Buildings and Structures

- (a) On Lot 1, DL 581 ODYD, Plan 44004, Except Plans KAP48178 & KAP53981 (address unassigned, Gregory Road): vineyard and one single detached dwelling/caretakers residence
- (b) On Lot 2, District Lot 3866, ODYD, Plan KAP30253 (1018 West Kelowna Road): carriage house in the form of a modular home on a parcel less than 1100 m<sup>2</sup>.

### .5 Regulations Table

<b>SUBDIVISION REGULATIONS</b>		
<b>(a)</b>	<b>Minimum parcel area</b>	550 m <sup>2</sup> (5,920.2 ft <sup>2</sup> )
<b>(b)</b>	<b>Minimum usable parcel area</b>	330 m <sup>2</sup> (3,552.1 ft <sup>2</sup> )
<b>(c)</b>	<b>Minimum parcel frontage</b>	16.0 m (52.5 ft)
<b>DEVELOPMENT REGULATIONS</b>		
<b>(d)</b>	<b>Maximum density:</b>	
i.	Duplex, single detached dwelling	Only 1 duplex or only 1 single detached dwelling per parcel
ii.	Secondary suite	Only 2 secondary suites per parcel, where a maximum of 1 secondary suite is permitted within a: <ul style="list-style-type: none"> <li>- single detached dwelling</li> <li>- carriage house; or</li> <li>- each half of a duplex</li> </ul>
iii.	Carriage house (accessory to a single detached dwelling only)	Only 1 carriage house per parcel
iv.	Parcel area 280m <sup>2</sup> or smaller	3 dwelling units per parcel
v.	Parcel area larger than 280m <sup>2</sup>	4 dwelling units per parcel
vi.	Despite iv and v above, where a parcel is any of the following: <ul style="list-style-type: none"> <li>- not wholly or partly within the Growth Boundary established by the Official Community Plan</li> <li>- not connected to a community water system or community sewer system provided as a service by the City of West Kelowna</li> <li>- larger than 4,050 m<sup>2</sup></li> </ul>	2 dwelling units per parcel comprised of: <ul style="list-style-type: none"> <li>- 1 single detached dwelling; and</li> <li>- 1 secondary suite or 1 carriage house</li> </ul>

<b>(e)</b>	<b>Maximum parcel coverage</b>	50%
<b>(f)</b>	<b>Maximum building height:</b>	
i.	Single detached dwelling	11.0 m (36 ft) to a maximum of 3 storeys
ii.	Accessory buildings and structures	5.0 m (16.4 ft)
iii.	Carriage house	8.0 m (26.2 ft)
<b>SITING REGULATIONS</b>		
<b>(g)</b>	<b>Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:</b>	
i.	Front parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft)
		6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
		4.5 m (14.8 ft) for a garage or carport having vehicular entry from the front provided that a minimum of 6.2 m (20.3 ft) is maintained from back of curb or edge of sidewalk
ii.	Rear parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft)
iii.	Interior side parcel boundary or private access easement, whichever is closer	1.5 m (4.9 ft) except it is 3.0 m (9.8 ft) from a private access easement
iv.	Exterior side parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side
v.	A1 Zone or ALR	Subject to Section 3.25

#### **.6 Other Regulations –**

- (a)** Where side-by-side duplex units are subdivided under the *Land Title Act* or *Strata Property Act*, Sections 10.5.5(a), 10.5.5(b), and 10.5.5(c) shall not apply provided that each parcel so created contains not less than one half the minimum parcel area, not less than one half the useable parcel area and not less than one half the minimum frontage specified in those Sections, and Section 10.5.5(g)iii. shall not apply.