

## 10.5 RDH Residential Duplex Housing Zone

## RDH

### 10.5.1 Purpose

To provide a zone to accommodate the mixed *Development* of *Single Detached* and *Duplex Housing* within a neighbourhood having *Full Urban Services*. Lands must be designated as Low Density Residential under the *District's* Official Community Plan.

### 10.5.2 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) *Duplex Housing*;
- (b) *Manufactured Housing - Type 1*; and
- (c) *Single Detached Housing*.

### 10.5.3 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 Homes*;
- (c) *Carriage House, Accessory to Single Detached Housing*
- (d) *Child Care Centre, Minor*;
- (e) *Home Occupation - Type 1 or 2*; and
- (f) *Secondary Suite, Accessory to Single Detached Housing*.

### 10.5.4 Subdivision Regulations

- (a) Minimum *Lot Area – Single Detached Housing and Manufactured Housing* 650m<sup>2</sup>
- (b) Minimum *Lot Area – Duplex Housing* 850m<sup>2</sup>
- (c) Minimum *Lot Width – Single Detached Housing and Manufactured Housing* 18.0m
- (d) Minimum *Lot Width – Duplex Housing* 25.0m
- (e) Minimum *Lot Depth* 30.0m
- (f) Pursuant to Section 10.6.4 (a) and (b), where a *Lot* is to be subdivided for the purpose of creating individual ownership of side-by-side *Duplex Dwelling* units, the new *Lots* so created shall contain not less than one half (1/2) the minimum required *Lot Area* and minimum required *Lot Width* for *Duplex Housing*.

### 10.5.5 Development Regulations

- |     |                                 |            |
|-----|---------------------------------|------------|
| (a) | Maximum <i>Lot Coverage</i>     | 40 percent |
| (b) | Maximum <i>Floor Area Ratio</i> | 0.5        |

### 10.5.6 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<br>or 2 <i>Storeys</i> |
- (vi) Notwithstanding Section 10.4.6(a)(iii), a *Lot* having no direct vehicular access to the *Rear Yard* without a garage or *Carport* shall maintain one *Side Setback* of at least 3.0m. In the case of a side-by-side duplex being subdivided for the purpose of creating individual ownership, the *Interior Side Setback* between the *Dwelling* units shall not be required provided the *Property Line* follows the centre line of the common party wall.
- (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<br>or 1 <i>Storey</i> (see<br>vii) |
- (vi) Notwithstanding Section 10.4.6(b)(iii), a *Lot* having no direct vehicular access to the *Rear Yard* without a garage or *Carport* shall maintain one *Side Yard Setback* of at least 3.0m.

- (vii) Notwithstanding Section 10.4.6(b)(v), the maximum *Height* for an *Accessory Building* where a *Carriage House* is located over a garage is the lesser of 7.5m or 2 *Storeys*.

10.5.7 Other Regulations:

- (a) Only two (2) principal *Dwellings* will be permitted per *Lot* provided that both *Dwellings* are located in one (1) residential *Building*.

***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 [Section 7: Specific Use Regulations](#).