

PART 10 LOW-DENSITY RESIDENTIAL ZONES

1001 RS-2 Rural Residential

(1) Intent

This zone provides for low-density *residential uses* of up to one *principal dwelling unit* and limited *agricultural uses* on large acreage *lots*.

(2) Permitted Uses

Principal uses, limited to:

- (a) *Single-detached dwelling*
- (b) *Agricultural*, as limited under Sub-section (3)(a)

Accessory uses, limited to:

- (a) *Boarding*, as limited under Section 508(1)
- (b) *Accessory dwelling unit*
- (c) *Accessory residential*
- (d) *Accessory home occupation*, as limited under Section 508(3)
- (e) *Accessory produce sales*, as limited under Sub-section (11)(a)

(3) Conditions of Use

- (a) An *agricultural use*:
 - (i) must not have more than one horse, cow, sheep or goat per 1,000 square metres of *lot area*; and
 - (ii) not including mushroom growing, the keeping for *commercial* purposes of swine, poultry or fur-bearing animals and the keeping of dogs, except as permitted as an *accessory residential use*; and
 - (iii) does not include *cannabis production*.
- (b) A maximum of one *accessory dwelling unit* is permitted on a *lot*.

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(4) Lot Size

The following *uses* are not permitted on *lots* having an area less than the corresponding areas below:

<u>Use</u>	<u>Minimum Lot Area (m²)</u>
<i>Agricultural</i>	4,050
<i>Single-detached dwelling</i>	4,050
<i>Accessory produce sales</i>	4,050

- (a) The minimum *lot* depth is 22.7 metres.
- (b) The maximum *lot size* for a public park is 0.8 hectares.

(5) Density

- (a) The maximum *density* shall be 2.5 units per hectare.
- (b) When calculating units per hectare, *accessory dwelling units* are excluded from the calculation.

(6) Lot Coverage

- (a) All *buildings* and *structures* together must not exceed a *lot coverage* of 45%.
- (b) All *buildings* and *structures* for *agricultural use* must not exceed a *lot coverage* of 20%.

(7) Buildings Per Lot

No more than one *principal building* for *residential use* is permitted per *lot*.

(8) Setbacks

- (a) *Buildings* and *structures* for the following *uses* must meet the siting distance from other *buildings* and *structures* where applicable and be sited no closer than the corresponding setbacks from *lot* lines, bodies of water and other *uses* set out below:

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<i>Use</i>	<i>Front Lot Line (metres)</i>	<i>Rear Lot Line (metres)</i>	<i>Interior Side Lot Line (metres)</i>	<i>Exterior Side Lot Line (metres)</i>	<i>Wells or Streams (metres)</i>	<i>Distance from Single-Detached Dwelling Use (metres)</i>
<i>Single-detached dwelling, public park</i>	7.6	7.6	1.8	3.8	See Sections 519 and 523	
<i>Agricultural</i>	30	15	15	30	30	15
<i>Accessory residential and accessory off-street parking buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	7.6	7.6	1.8	3.8	See Sections 519 and 523	Attached or less than 1.6
<i>Detached accessory residential and accessory off-street parking buildings and structures where sited 1.6 metres or more from a building for residential use</i>	7.6	1.2	1.2	3.8	See Sections 519 and 523	1.6 or more

(b) the siting distance is measured from the outermost limit of the *building* or any permitted projections, whichever is greater.

(c) The above setbacks may increase under Sections 518, 519 and 523 or decrease under Section 514.

(9) Location of Uses

(a) An *accessory dwelling unit* must be contained within a *principal building* for a *single-detached dwelling use*.

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(10) Height

- (a) Buildings and *structures* for *single-detached dwelling use* must not exceed a height of:
 - (i) 7.3 metres, or
 - (ii) 11.0 metres for buildings and *structures* having a roof slope with a pitch of 3 in 12 or greater for an area of at least 80% of all roof surfaces.
- (b) Detached buildings and *structures* for *accessory residential* or *accessory off-street parking* must not exceed a height, measured from *finished grade*, of:
 - (i) 3.7 metres; or
 - (ii) 4.6 metres, for an *accessory building* that has a roof with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces.

(11) Building Size

The maximum total *floor area* of *buildings* and *structures* for *accessory produce sales use* is 12 m².

(12) Off-Street Parking and Loading

The regulations under Part 7 apply.

(13) Other Regulations

The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 apply.

PART 10 LOW-DENSITY RESIDENTIAL ZONES

1002 R-1 Small-Scale Residential

(1) Intent

This zone provides for low-density *residential uses* of up to four *dwelling units* per *lot*.

(2) Permitted Uses

Principal uses, limited to:

- (a) *Small-scale residential*

Accessory uses, limited to:

- (b) *Boarding*
- (c) *Accessory residential*
- (d) *Accessory home occupation*
- (e) *Accessory institutional support services*

(3) Conditions of Use

- (a) A maximum of four *dwelling units* are permitted on a *lot*.

(4) Lot Size

- (a) The minimum *lot area* is 650 m².
- (b) The minimum *lot width* is 18.5 metres.

(5) Density

- (a) All *buildings* and *structures*, including those for *accessory off-street parking uses* and *accessory residential uses*, must not exceed the following densities:

Number of Dwelling Units	Maximum Floor Area Ratio
One or Two	0.65
Three or Four	0.75

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(b) Despite the maximum *floor area ratio* permitted in Sub-section (5)(a), the *floor area* may be increased by up to 40 m² per *lot* for above-grade *concealed parking* and *accessory off-street parking structures* other than *underground parking*.

(6) Lot Coverage

All *buildings* and *structures* together must not exceed a *lot coverage* of 50%.

(7) Buildings Per Lot

One or more *principal buildings* are permitted on a *lot*.

(8) Setbacks

(a) *Buildings* and *structures* for the following *uses* must meet the siting distance from other *buildings* and *structures* where applicable, measured from the outermost *wall* of the *building* or any permitted projections (whichever is greater), and be sited no closer than the corresponding setbacks from the *lot* lines set out below:

Use	Front Lot Line (metres)	Rear Lot Line without a Lane (metres)	Rear Lot Line along a Lane (metres)	Interior Side Lot Line (metres)	Exterior Side Lot Line (metres)
<i>Small-scale residential, accessory buildings and structures attached to or sited less than 1.6 metres from a building for residential use, public park</i>	5.5	6.0	1.2	1.2	3.0
<i>Detached accessory buildings and structures where sited 1.6 metres or more from a building for residential use</i>	5.5	1.2	1.2	1.2	3.0

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- (b) *Principal buildings and structures* on the same *lot* must maintain a minimum separation distance of:
 - (i) 6.0 metres; or
 - (ii) 9.0 metres where each *building* has a *height* of three *storeys* at their facing *wall* or *side*.

(9) Location of Uses

- (a) *Accessory off-street parking* is not permitted within an *exterior side lot line* setback, *access driveway* or *front yard*, except for:
 - (i) unenclosed parking for an *accessory dwelling unit*, which may be permitted within a *front yard* on a *lot* that does not have *lane* access; and
 - (ii) *tandem parking*, which may be permitted in an *access driveway* or *front yard* on a *lot* that does not have *lane* access.
- (b) Detached *accessory uses, buildings and structures* must not be located in the *front yard*.

(10) Height

- (a) *Principal buildings* must not exceed a *height* of three *storeys* on any face or side, including any basement that projects more than 1.3 metres above *finished grade*, and a total *height* of 11.0 metres.
- (b) *Accessory buildings and structures* must not exceed a *height*, measured from *finished grade*, of:
 - (i) 3.7 metres; or
 - (ii) 4.6 metres for *accessory buildings and structures* having a roof with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces.

(11) Building Size

- (a) The maximum length of any *wall* of a detached *building or structure* for *accessory off-street parking* is 9.2 metres, and the *building or structure* must not contain more than three *parking spaces*.
- (b) Where one or more entrances to a *concealed parking garage* or *accessory off-street parking building or structure* faces a *street* or *roadway*, the combined maximum width of a garage door or doors is 6.0 metres.

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(12) Other Regulations

- (a) Each *dwelling unit* must be provided with access to an on-site private or *common amenity area* or areas that have a total area not less than 20 m² per *dwelling unit*.
- (b) Each *dwelling unit* must include an indoor enclosed storage area of not less than 3.3 m² and not more than 4.5 m², being:
 - (i) an area with a full *storey* ceiling *height*;
 - (ii) located at ground level or at the main floor;
 - (iii) a minimum dimension of one *wall* being not less than 1.8 metres; and
 - (iv) windowless.
- (c) The regulations under Part 2 through Part 7 of this Zoning Bylaw apply.

PART 10 LOW-DENSITY RESIDENTIAL ZONES

1003 R-2 Compact Small-Scale Residential

(1) Intent

This zone provides for low-density *residential uses* of up to four *dwelling units* per *lot* on compact *lots*.

(2) Permitted Uses

Principal uses, limited to:

- (a) *Small-scale residential*

Accessory uses, limited to:

- (b) *Boarding*
- (c) *Accessory residential*
- (d) *Accessory home occupation*
- (e) *Accessory institutional support services*

(3) Conditions of Use

- (a) A maximum of four *dwelling units* are permitted on a *lot*.
- (b) Notwithstanding Sub-section (3)(a), where a *lot* has an *area* of 280 m² or less, a maximum of three *dwelling units* are permitted on the *lot*.

(4) Lot Size

- (a) The minimum *lot area* is 465 m².
- (b) The minimum *lot width* is 12.5 metres.

(5) Density

- (a) All *buildings* and *structures*, including those for *accessory off-street parking uses* and *accessory residential uses*, must not exceed a *floor area* of 0.75 times the *lot area*.
- (b) Despite the maximum *floor area ratio* permitted in Sub-section (5)(a), the *floor area* may be increased by up to 40 m² per *lot* for above-grade *concealed parking* and *accessory off-street parking structures* other than *underground parking*.

1003 R-2 Compact Small-Scale Residential

(6) Lot Coverage

All *buildings* and *structures* together must not exceed a *lot coverage* of 50%.

(7) Buildings Per Lot

No more than two *principal buildings* are permitted on a *lot*.

(8) Setbacks

(a) *Buildings* and *structures* for the following *uses* must meet the siting distance from other *buildings* and *structures* where applicable, measured from the outermost *wall* of the *building* or any permitted projections (whichever is greater), and be sited no closer than the corresponding setbacks from the *lot* lines set out below:

Use	Front Lot Line (metres)	Rear Lot Line without a Lane (metres)	Rear Lot Line along a Lane (metres)	Interior Side Lot Line (metres)	Exterior Side Lot Line (metres)
<i>Small-scale residential, accessory buildings and structures attached to or sited less than 1.6 metres from a building for residential use, public park</i>	4.0	6.0	1.2	1.2	3.0
<i>Detached accessory buildings and structures where sited 1.6 metres or more from a building for residential use</i>	4.0	1.2	1.2	1.2	3.0

(b) *Principal buildings* and *structures* on the same *lot* must maintain a minimum separation distance of:

- (i) 6.0 metres; or
- (ii) 9.0 metres where each *building* has a *height* of three *storeys* at their facing *wall* or *side*.

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(9) Location of Uses

- (a) *Accessory off-street parking* is not permitted within an *exterior side lot line* setback, *access driveway* or *front yard*, except for:
 - (i) *unenclosed parking* for an *accessory dwelling unit*, which may be permitted within a *front yard* on a *lot* that does not have *lane* access; and
 - (ii) *tandem parking*, which may be permitted in an *access driveway* or *front yard* on a *lot* that does not have *lane* access.
- (b) Detached *accessory uses, buildings* and *structures* must not be located in the *front yard*.

(10) Height

- (a) *Principal buildings* must not exceed a *height* of three *storeys* on any face or side, including any basement that projects more than 1.3 metres above *finished grade*, and a total *height* of 11.0 metres.
- (b) *Accessory buildings* and *structures* must not exceed a *height*, measured from *finished grade*, of:
 - (i) 3.7 metres; or
 - (ii) 4.6 metres, for *accessory buildings* and *structures* having a roof with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces.

(11) Building Size

- (a) The maximum length of any *wall* of a detached *building* or *structure* for *accessory off-street parking* is 9.2 metres, and the *building* or *structure* must not contain more than three *parking spaces*.
- (b) Where one or more entrances to a *concealed parking garage* or *accessory off-street parking building* or *structure* faces a *street* or *roadway*, the combined maximum width of a garage door or doors is 6.0 metres.

(12) Other Regulations

- (a) Each *dwelling unit* must be provided with access to an on-site private or *common amenity area* or areas that have a total area not less than 20 m² per *dwelling unit*.
- (b) Each *dwelling unit* must include an indoor enclosed storage area of not less than 3.3 m² and not more than 4.5 m², being:
 - (i) an area with a full *storey* ceiling *height*;
 - (ii) located at ground level or at the main floor;

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(iii) a minimum dimension of one *wall* being not less than 1.8 metres; and

(iv) windowless.

(c) The regulations under Part 2 through Part 7 of this Zoning Bylaw apply.

PART 10 LOW-DENSITY RESIDENTIAL ZONES

1004 R-3 Transitional Small-Scale Residential

(1) Intent

This zone provides for low-density *residential uses* of up to four *dwelling units per lot* in locations where *lot consolidation* and rezoning to higher *density uses* is desirable.

(2) Permitted Uses

Principal uses, limited to:

- (a) *Small-scale residential*

Accessory uses, limited to:

- (b) *Boarding*
- (c) *Accessory residential*
- (d) *Accessory home occupation*
- (e) *Accessory institutional support services*

(3) Conditions of Use

- (a) A maximum of two *principal dwelling units* and two *accessory dwelling units* are permitted on a *lot*.
- (b) Notwithstanding Sub-section (3)(a), where a *lot* has an *area* of 280 m² or less, a maximum of three *dwelling units* are permitted on a *lot*, of which a maximum of two may be *principal dwelling units*.

(4) Lot Size

- (a) The minimum *lot area* is 650 m².
- (b) The minimum *lot width* is 18.5 metres.

(5) Density

- (a) All *buildings and structures*, including those for *accessory off-street parking uses* and *accessory residential uses*, must not exceed a *floor area* of 0.5 times the *lot area*.
- (b) Despite the maximum *floor area ratio* permitted in Sub-section (5)(a), the *floor area* may be increased by up to 40 m² per *lot* for above-grade *concealed parking* and *accessory off-street parking structures* other than *underground parking*.

1004 R-3 Transitional Small-Scale Residential

(6) Lot Coverage

All *buildings* and *structures* together must not exceed a *lot coverage* of 45%.

(7) Buildings Per Lot

No more than one *principal building* is permitted on a *lot*.

(8) Setbacks

(a) *Buildings* and *structures* for the following *uses* must meet the siting distance from other *buildings* and *structures* where applicable, measured from the outermost *wall* of the *building* or any permitted projections (whichever is greater), and be sited no closer than the corresponding setbacks from the *lot* lines set out below:

Use	Front Lot Line (metres)	Rear Lot Line without a Lane (metres)	Rear Lot Line along a Lane (metres)	Interior Side Lot Line (metres)	Exterior Side Lot Line (metres)
<i>Small-scale residential, accessory buildings and structures attached to or sited less than 1.6 metres from a building for residential use, public park</i>	5.5	6.0	1.2	1.2	3.0
<i>Detached accessory buildings and structures where sited 1.6 metres or more from a building for residential use</i>	5.5	1.2	1.2	1.2	3.0

(9) Location of Uses

(a) *Accessory off-street parking* is not permitted within an *exterior side lot line* setback, *access driveway* or *front yard*, except for:

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- (i) unenclosed *parking* for an *accessory dwelling unit*, which may be permitted within a *front yard* on a *lot* that does not have *lane access*; and
 - (ii) *tandem parking*, which may be permitted in an *access driveway* or *front yard* on a *lot* that does not have *lane access*.
- (b) Detached *accessory uses, buildings and structures* must not be located in the *front yard*.

(10) Height

- (a) *Principal buildings* must not exceed a *height* of three *storeys* on any face or side, including any basement that projects more than 1.3 metres above *finished grade*, and a total *height* of 11.0 metres.
- (b) *Accessory buildings and structures* must not exceed a *height*, measured from *finished grade*, of:
 - (i) 3.7 metres; or
 - (ii) 4.6 metres, for *accessory buildings and structures* having a roof with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces.

(11) Building Size

- (a) The maximum length of any *wall* of a detached *building or structure* for *accessory off-street parking* is 9.2 metres, and the *building or structure* must not contain more than three *parking spaces*.
- (b) Where one or more entrances to a *concealed parking garage* or *accessory off-street parking building or structure* faces a *street or roadway*, the combined maximum width of a garage door or doors is 6.0 metres.

(12) Other Regulations

- (a) Each *dwelling unit* must be provided with access to an on-site private or *common amenity area* or areas that have a total area not less than 20 m² per *dwelling unit*.
- (b) Each *dwelling unit* must include an indoor enclosed storage area of not less than 3.3 m² and not more than 4.5 m², being:
 - (i) an area with a full *storey ceiling height*;
 - (ii) located at ground level or at the main floor;
 - (iii) a minimum dimension of one *wall* being not less than 1.8 metres; and
 - (iv) windowless.
- (c) The regulations under Part 2 through Part 7 of this Zoning Bylaw apply.

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PART 10 LOW-DENSITY RESIDENTIAL ZONES

1005 R-4 Intensive Small-Scale Residential

(1) Intent

This zone provides for ground-oriented *residential* development on larger *lots*.

(2) Permitted Uses

Principal uses, limited to:

(a) *Small-scale residential*

Accessory uses, limited to:

(b) *Boarding*

(c) *Accessory residential*

(d) *Accessory home occupation*

(e) *Accessory institutional support services*

(3) Conditions of Use

(a) A minimum of three *dwelling units* are required on a *lot*.

(4) Lot Size

(a) A *small-scale residential use* is not permitted on a *lot* having an area less than 930 m².

(5) Density

(a) All *buildings and structures*, including those for *accessory off-street parking uses* and *accessory residential uses*, must not exceed a *floor area* of 0.85 times the *lot area*.

(6) Lot Coverage

All *buildings and structures* together must not exceed a *lot coverage* of 50%.

(7) Buildings Per Lot

(a) More than one *principal building* may be located on a *lot*.

1005 R-4 Intensive Small-Scale Residential

(8) Setbacks

- (a) *Buildings and structures* for the following *uses* must meet the siting distance from other *buildings and structures* where applicable, measured from the outermost *wall* of the *building* or any permitted projections (whichever is greater), and be sited no closer than the corresponding setbacks from the *lot lines* set out below:

Use	Front Lot Line (metres)	Rear Lot Line (metres)	Interior Side Lot Line (metres)	Exterior Side Lot Line (metres)
<i>Small-scale residential, accessory buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	4.5	6.0	1.2	3.0
<i>Detached accessory buildings and structures where sited 1.6 metres or more from a building for residential use</i>	4.5	1.2	1.2	3.0

(9) Location of Uses

- (a) All detached *accessory residential* and detached *accessory off-street parking buildings and structures* must be located in the *rear yard*.

(10) Height

- (a) *Principal buildings and structures* must not exceed a *height* of:
- (i) 9.5 metres; or
 - (ii) 11.0 metres for *buildings and structures* having a roof slope with a pitch of 3 in 12 or greater for an area of at least 80% of all roof surfaces.
- (b) Detached *buildings and structures* for *accessory residential* or *accessory off-street parking* must not exceed a *height*, measured from *finished grade*, of:
- (i) 3.7 metres; or

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- (ii) 4.6 metres, for an *accessory building* that has a roof with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces.

(11) Building Size

- (a) The maximum length of any *wall* of a detached *building* or *structure* for an *accessory residential use* or an *accessory off-street parking use* is 11.0 metres.
- (b) A detached *building* or *structure* for an *accessory off-street parking use* must not contain more than three *parking spaces*.

(12) Off-Street Parking and Loading

- (a) The regulations under Part 7 apply.

(13) Other Regulations

- (a) Each *dwelling unit* in a *building* for *small-scale residential use* must be provided with access to an on-site private or common outdoor space or spaces that are defined by *fences*, railings or landscaping and that have a total area not less than 37 m² per *dwelling unit*.
- (b) Each *dwelling unit* in a *building* for *small-scale residential use* must include an indoor enclosed storage area of not less than 3.3 m², being:
 - (i) an area with a full *storey* ceiling *height*;
 - (ii) located at ground level or at the main floor;
 - (iii) a minimum dimension of one *wall* being not less than 1.8 metres; and
 - (iv) windowless.
- (c) The regulations under Part 2 through Part 7 of this Zoning Bylaw apply.

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PART 10 LOW-DENSITY RESIDENTIAL ZONES

1006 RTM-1 Street-Oriented Village Home Residential

(1) Intent

This zone provides for the development of street-oriented multiple-unit residential development with a minimum *lot size* of 210 m², with limited appropriate *accessory uses*.

(2) Permitted Uses

Principal uses, limited to:

- (a) *Street-Oriented Village Home Residential*, as limited under Sub-section (3)(a)

Accessory uses, limited to:

- (a) *Boarding*, as limited under Section 508(1)
- (b) *Accessory residential*, as limited under Sub-section (9)(a)
- (c) *Accessory home occupation*, as limited under Section 508(3)

(3) Conditions of Use

- (a) A *street-oriented village home residential use* is permitted only where it complies with all of the following:
 - (i) no more than eight *principal buildings* are attached; and
 - (ii) areas of a *lot* that are used for *accessory off-street parking* purposes including *buildings, structures*, parking pads and driveways shall be accessed from a *lane*.

(4) Lot Size

- (a) A *street-oriented village home residential use* is not permitted on a fee-simple *lot* having an area less than 210 m².
- (b) The minimum width of a *principal building* is 4.5 metres.

1006 RTM-1 Street-Oriented Village Home Residential

(5) Density

- (a) The maximum *floor area ratio* for all *principal buildings* on a *lot* shall be 0.9.
- (b) The maximum *density* shall be 48 *principal buildings* per hectare; except that in the case of special needs and/or affordable housing on a site or sites owned by the *City of Coquitlam* and/or a registered non-profit agency the maximum *density* shall be 89 *dwelling units* per hectare.

(6) Lot Coverage

All *buildings and structures* together must not exceed a *lot coverage* of 45%.

(7) Buildings Per Lot

- (a) No more than one *principal building* is permitted per *lot*.
- (b) Where a fee-simple *lot* is stratified, Sub-section (7)(a) does not apply.

(8) Setbacks

- (a) *Buildings and structures* for the following *uses* must meet the siting distance from other *buildings and structures* where applicable and be sited no closer than the corresponding setbacks from the *lot lines* set out below:

Use	Front Lot Line (metres)	Rear Lot Line (metres)	Interior Side Lot Line (metres)	Exterior Side Lot Line (metres)
<i>Street-Oriented Village Home Residential and public parks</i>	4.0	6.2	0.0 where the interior side wall of the <i>street-oriented village home residence</i> adjoins the interior side wall of a neighbouring <i>street-oriented village home</i> ; otherwise 1.4	3.0
<i>Accessory residential and accessory off-street parking buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	4.0	6.2	0.0 where the interior side wall of the <i>street-oriented village home residence</i> adjoins the interior side wall of a neighbouring <i>street-oriented village home</i> ; otherwise 1.4.	3.8

1006 RTM-1 Street-Oriented Village Home Residential

<i>Use</i>	<i>Front Lot Line (metres)</i>	<i>Rear Lot Line (metres)</i>	<i>Interior Side Lot Line (metres)</i>	<i>Exterior Side Lot Line (metres)</i>
Detached <i>accessory residential buildings and structures</i> where sited 1.6 metres or more from a <i>building</i> for residential use	Not applicable. See Sub-sections (8)(f) and (9)(a)	6.2	1.2	3.8
Detached <i>accessory off-street parking buildings and structures</i> where sited 1.6 metres or more from a <i>building</i> for residential use	Not applicable. See Sub-sections (8)(f), (9)(a) and (9)(b)	1.2	0.0	3.8

- (b) The siting distance is measured from the outermost limit of the *building* or any permitted projections, whichever is greater.
- (c) A minimum of 50% of the width of the first *storey* of the *principal building* (including porches) facing the *front lot line* must be sited within 1.0 metre of the front setback described in Sub-section (8)(a).
- (d) The above setbacks may increase under Sections 518, 519 and 523 or decrease under Section 514.
- (e) Notwithstanding Section 514(2), covered porches are permitted to project into the front yard setback by up to 1.7 metres provided that:
 - (i) the porch shall have a usable floor space with dimensions that are no less than 1.5 metres by 3.0 metres;
 - (ii) the porch shall be open on at least two sides or protected by guard rails that comply with the British Columbia Building Code;
 - (iii) the porch is located at the basement or first *storey*; and
 - (iv) the porch is limited to a single *storey* in height, and its height does not exceed 4.0 m, measured from the porch floor to the underside of the porch ceiling;
- (f) A minimum distance of 6.0 metres shall be maintained between the outermost projection of the rear face of the *principal building* and any detached *accessory buildings* or *accessory off-street parking structures*.

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- (g) Notwithstanding Section 514(1) chimneys, pilasters, bay windows, heating or ventilating equipment, or ornamental features are not permitted to project into the *interior side lot line* setbacks described under Sub-section 8(a), for the first *storey* of any *building* or *structure*.
- (h) The *interior side lot line* setback of a detached garage may be reduced to:
 - (i) 0.0 m provided that the full length of the interior side *wall* of the garage is adjoined to the full length of the interior side *wall* of the garage on a neighbouring parcel that is also used for *street-oriented village home residential* purposes; and
 - (ii) 0.9 m in the case of a *lot* with an *exterior lot corner*.

(9) Location of Uses

- (a) All detached *accessory buildings* shall be located in the *rear yard*.
- (b) All *accessory off-street parking structures* shall be located in the *rear yard* and access to *accessory off-street parking spaces* shall be from the *lane*.
- (c) *Accessory off-street parking uses* are not permitted within an *exterior side lot line* setback.

(10) Height

- (a) Buildings and *structures* for *street-oriented village home residential use* must not exceed a height of:
 - (i) 7.3 metres; or
 - (ii) 11.0 metres for buildings and *structures* having a roof slope with a pitch of 3 in 12 or greater for an area of at least 80% of all roof surfaces.
- (b) Detached buildings and *structures* for *accessory residential* or *accessory off-street parking* must not exceed a height, measured from *finished grade*, of:
 - (i) 3.7 metres; or
 - (ii) 4.6 metres, for an *accessory building* that has a roof with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces.

(11) Building Size

The maximum length of any *wall* of a detached building for an *accessory off-street parking use* is 7.0 m.

(12) Off-Street Parking and Loading

The regulations under Part 7 apply.

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(13) Other Regulations

- (a) Landscaping requirements for development in Northeast Coquitlam, under Part 5.
- (b) An in-ground swimming pool is not permitted on any portion of a lot in the RTM-1 Street-Oriented Village Home Residential zone.
- (c) The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 apply.