

# 390 – Urban Residential Hybrid Zone (RSH) (B/L 2817-2018)

# RSH

**Intent:** To accommodate conventional single detached dwellings and fee simple mobile homes on urban lots

## 390.1 Permitted Uses

Permitted Uses Table for RSH Zone	
<b>Principal Uses</b>	
.1	Single Detached Dwelling
<b>Accessory Uses</b>	
.2	Home Occupation Level 2

## 390.2 Site Specific Permitted Uses

n/a

## 390.3 Development Regulations

Development Regulations Table for RSH Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 0.5
.2 Minimum Setbacks (Front Lot Line)	a. Single Detached Dwelling – 6.0 m b. Accessory Building or Structure – 6.0 m
.3 Minimum Setbacks (Rear Lot Line)	a. Single Detached Dwelling – 6.0 m b. Accessory Building or Structure – 1.0 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. Single Detached Dwelling – 1.2 m b. Accessory Building or Structure – 1.0 m
.5 Minimum Setbacks (Exterior Side Lot Line)	a. Single Detached Dwelling – 4.5 m b. Accessory Building or structure – 4.5 m
.6 Minimum Setbacks between Buildings	a. Between Principal Building and Accessory Building or Structure – 1.5 m
.7 Height (maximum)	a. Single Detached Dwelling – 7.5 m or two Storeys, whichever is less b. Accessory Building or Structure – 4.5 m
.8 Lot coverage (maximum)	a. 40%

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## 390.4 Subdivision Regulations

Subdivision Regulations Table for RSH Zone	
Column I	Column II
.1 Lot Size (minimum)	a. Interior Lot – 540 m <sup>2</sup> b. Corner Lot – 610 m <sup>2</sup> c. Interior Through Lot – 540 m <sup>2</sup> d. Corner Through Lot – 610 m <sup>2</sup> e. Panhandle Lot – 750 m <sup>2</sup>
.2 Lot Width (minimum)	a. Interior Lot – 15.0 m b. Corner Lot – 18.0 m c. Interior Through Lot – 15.0 m d. Corner Through Lot – 18.0 m e. Panhandle Lot – 18.0 m
.3 Lot Depth (minimum)	a. Interior Lot – 25.0 m b. Corner Lot – 25.0 m c. Interior Through Lot – 30.0 m d. Corner Through Lot – 30.0 m e. Panhandle Lot – 30.0 m

## 390.5 Landscaping and Off-Street Parking

Refer to Sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

## 390.6 Conditions of Use

- .1 An approved A277 or Z240 approved manufactured or mobile home may be permitted as a Single Detached Dwelling, provided any additions or alterations are in full compliance with the Development Regulations of this zone.