## 356 – Urban Residential Zone, Infill (RS3-i)

RS3-i

Intent: To accommodate Single Detached Dwellings on urban Lots in the Urban 3-Infill Land Use Designation

### 356.1 Permitted Uses

### Permitted Uses Table for RS3-i Zone

### **Principal Uses**

- 1. Residential Care
- 2. Single Detached Dwelling
- 3. [Repealed] (B/L 3249-2022)
- 4. Boarding House (B/L 3249-2022)

### **Accessory Uses**

- 5. Bed and Breakfast
- 6. Boarding
- 7. Home Occupation Level 2
- 8. Secondary Suite

### 356.2 Site Specific Permitted Uses

- .1 Notwithstanding Section 356.1 and Section 150, housing for a maximum of seven seniors in a maximum eight bedroom facility registered under the Community Care Facility Act (which housing shall include meals, housekeeping, 24 hour staff support and a minimum of three off-street Parking Spaces) and no other Uses shall be permitted on the following Lot:
  - a. PID: 004-608-593Legal Description:Lot 432 Section 17 Township 16 NWD Plan 46243

Editorial Note
Known civically as: 2077 Ridgeway St
(B/L 3159-2021)

- .2 A Residential Care licensed under the applicable enactments for a maximum number of children in care at any time of 10 children, or the maximum set out in the definition of Residential Care in Section 120, whichever is greater, shall be permitted on the following Lot(s): (B/L 3106-2020)
  - a. PID: 002-419-513
     Legal Description:
     Lot 582 Section 19 Township 16 New Westminster District Plan 54612

Editorial Note
Known civically as: 3180 Crown Ct
(B/L 3159-2021)

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### 356.3 Development Regulations

Development Regulations Table for RS3-i Zone		
	Column I	Column II
.1	Density (maximum)	a. Floor Space Ratio – 0.5
.2	Minimum Setbacks	a. Principal Building – 6.0 m
	(Front Lot Line)	b. Accessory Building or Structure – 6.0 m
.3	Minimum Setbacks	a. Principal Building – 6.0 m
	(Rear Lot Line)	b. Accessory Building or Structure – 1.0 m
.4	Minimum Setbacks	a. Principal Building – 1.5 m
	(Interior Side Lot Line)	<ul><li>b. Accessory Building or Structure – 1.0 m</li></ul>
.5	Minimum Setbacks	a. Principal Building – 4.5 m
	(Exterior Side Lot Line)	<ul><li>b. Accessory Building or Structure – 4.5 m</li></ul>
.6	Minimum Setbacks	a. Between Principal Building and
	between Buildings	Accessory Building or Structure - 1.5 m
		a. Principal Building - 8.5 m or three
.7	Height (maximum)	Storeys, whichever is less
		b. Accessory Building or Structure - 4.5 m
.8	Maximum vertical	
	distance of Basement	a. 1.4 m above average Finished Grade
	above ground	
.9	Lot Coverage	a. 40%
	(maximum)	a. <del>1</del> 0/0

## 356.4 Subdivision Regulations

Subdivision Regulations Table for RS3-i Zone				
Column I	Column II			
	a. Interior Lot – 540 m <sup>2</sup>			
	b. Corner Lot – 610 m <sup>2</sup>			
.1 Lot size (minimum)	c. Interior Through Lot – 540 m <sup>2</sup>			
	d. Corner Through Lot – 610 m <sup>2</sup>			
	e. Panhandle Lot – not permitted			
	a. Interior Lot – 15.0 m			
	b. Corner Lot – 18.0 m			
.2 Lot Width (minimum)	c. Interior Through Lot – 15.0 m			
	d. Corner Through Lot – 18.0 m			
	e. Panhandle Lot – not permitted			
	a. Interior Lot – 25.0 m			
	b. Corner Lot – 25.0 m			
.3 Lot Depth (minimum)	c. Interior Through Lot – 30.0 m			
	d. Corner Through Lot – 30.0 m			
	e. Panhandle Lot – not permitted			

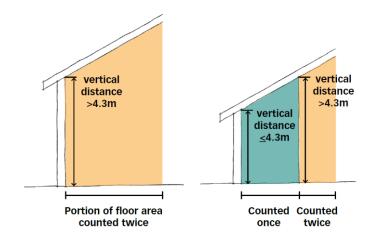
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### 356.5 Landscaping and Off-Street Parking

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

#### 356.6 Conditions of Use

- .1 [Repealed.] (B/L 3249-2022)
- .2 A Principal Building consisting of more than one Storey shall have reduced massing at the uppermost Storey, to be achieved as follows:
  - a. The Gross Floor Area of the uppermost Storey shall not exceed 80% of the Gross Floor Area of the Storey immediately below;
  - The front or one or more side Building Face(s) of the uppermost Storey shall be recessed by a minimum of 1.2 m from the Building Face(s) of the Storey immediately below;
    - For the purpose of measuring the recessed area of the uppermost Storey, structural supports of covered verandahs, porches, patios and entranceways shall be considered part of the Building Face(s); and
    - Further to Section 356.6.2(b)(i), when a covered verandah, porch, patio or entranceway is included, the minimum Front Lot Line Setback for that portion of the Principal Building may be reduced to 4.5 m;
  - c. The rear Building Face of the uppermost Storey shall not project beyond the rear Building Face of the Storey immediately below, except for permitted projections into Setbacks as specified in Section 140.4.2.(a); and
  - d. Any portion of floor area above which there is a vertical distance that exceeds 4.3 m, measured from the surface of the floor to the underside of the ceiling, shall be counted twice in the calculation of Gross Floor Area.



Last modified June 27, 2022 [Rev. 20220927-1018]

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