

# 370 – Residential Zone (RS5)

## RS5

**Intent:** To accommodate Single Detached Dwellings on standard Lots without lane access

### 370.1 Permitted Uses

Permitted Uses Table for RS5 Zone	
<b>Principal Uses</b>	
.1	Residential Care
.2	Single Detached Dwelling
.3	[Repealed.] (B/L 3249-2022)
.4	Boarding House (B/L 3249-2022)
<b>Accessory Uses</b>	
.4	Boarding
.5	Home Occupation - Level 2
.6	Secondary Suite
.7	Short-Term Rental Accommodations (B/L 3670-2025)

### 370.2 Site Specific Permitted Uses (B/L 2683-2017, 2693-2017, 2644-2016, 2787-2017, 2924-2019, 3014-2020, 3159-2021, 3027-2020)

- .1 A maximum Density of 0.55 Floor Space Ratio, shall be permitted on the following Lot:
- a. PID: 030-821-878  
Legal Description:  
Lot B Section 19 Township 16 Plan EPP86413 NWD
- |                                      |
|--------------------------------------|
| Editorial Note                       |
| Known civically as: 3016 Princess St |
- b. PID: 030-821-860  
Legal Description:  
Lot A Section 19 Township 16 Plan EPP86413 NWD
- |                                      |
|--------------------------------------|
| Editorial Note                       |
| Known civically as: 3010 Princess St |
- .2 A maximum Density of 0.50 Floor Space Ratio, shall be permitted on the following Lot:
- a. PID: 005-671-019  
Lot 333 Section 14 Township 16 Plan New Westminster District Plan 58759
- .3 A maximum Density of 0.50 Floor Space Ratio, shall be permitted on the following Lots:
- a. PID: 029-440-131  
Lot 3 Section 20 Township 13 New Westminster District Plan EPP31904
- b. PID: 029-440-106  
Lot 2 Section 20 Township 13 New Westminster District Plan EPP 31904

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- c. PID: 029- PID: 029-440-092  
Legal Description: Lot 1 Section 20 Township 13 New Westminster  
District Plan EPP31904.  
(B/L 3373-2023)
- d. Lot A Section 29 Township 16 New Westminster District Plan 69130  
(B/L 3361-2023)

### 370.3 Development Regulations

Development Regulations Table for RS5 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 0.65
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 5.0 m b. Accessory Building or Structure – 6.0 m
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 5.0 m b. Accessory Building or Structure – 1.0 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.2 m b. Accessory Building or Structure – 1.0 m
.5 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 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. Principal Building – 9.5 m or three Storeys, whichever is less b. Accessory Building or Structure – 4.5 m
.8 Lot Coverage (maximum)	a. 45%

### 370.4 Subdivision Regulations

Subdivision Regulations Table for RS5 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. Interior Lot – 420 m <sup>2</sup> b. Corner Lot – 480 m <sup>2</sup> c. Interior Through Lot – 420 m <sup>2</sup> d. Corner Through Lot – 480 m <sup>2</sup> e. Panhandle Lot – not permitted
.2 Lot Width (minimum)	a. 13.0 m
.3 Lot Depth (minimum)	a. 22.5 m

(B/L 3373-2023)

### 370.5 Landscaping and Off-Street Parking

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

### 370.6 Conditions of Use

- .1 [Repealed.] (B/L 3249-2022)