

# 375 – Residential Zone (RS5-A)

## RS5-A

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

### 375.1 Permitted Uses

Permitted Uses Table for RS5-A 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.3	[Repealed.]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>	
.5	Boarding
.6	Home Occupation - Level 2
.7	Short-Term Rental Accommodations (B/L 3670-2025)

### 375.2 Site Specific Permitted Uses (B/L 3073-2020)

- .1 A maximum Density of 0.50 Floor Space Ratio shall be permitted on the following Lot:
- a) PID: 012-495-000  
Lot 37 Section 24 Township 13 New Westminster District Plan 79723

Editorial Note
Known civically as: 2963 Townline Road

### 375.3 Development Regulations

Development Regulations Table for RS5-A 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%

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### 375.4 Subdivision Regulations

Subdivision Regulations Table for RS5-A 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 – not permitted d. Corner Through Lot – not permitted e. Panhandle Lot – not permitted
.2 Lot Width (minimum)	a. 13.0 m
.3 Lot Depth (minimum)	a. 22.5 m

### 375.5 Landscaping and Off-Street Parking

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

### 375.6 Conditions of Use

n/a