

# 385 – Compact Lot Coach House Residential Zone (RS6-C)

RS6-C

**Intent:** To accommodate Single Detached Dwellings and Coach Houses above Accessory Buildings on compact Lots with rear lane access

## 385.1 Permitted Uses

Permitted Uses Table for RS6-C Zone	
<b>Principal Uses</b>	
.1	Residential Care
.2	Single Detached Dwelling
.3	[Repealed.] (B/L 3249-2022)
<b>Accessory Uses</b>	
.4	Boarding
.5	Coach House
.6	Home Occupation - Level 1

## 385.2 Site Specific Permitted Uses

n/a

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## 385.3 Development Regulations (B/L 2422-2015)

Development Regulations Table for RS6-C Zone	
Column I	Column II
.1 Density (maximum)	<ul style="list-style-type: none"> <li>a. Floor Space Ratio – 0.65, excluding the Floor area of a Coach House and associated Accessory Building</li> <li>a. Gross Floor Area for Lots greater than 420 m<sup>2</sup> – 273 m<sup>2</sup>, excluding the Floor area of a Coach House and associated Accessory Building</li> </ul>
.2 Minimum Setbacks (Front Lot Line)	<ul style="list-style-type: none"> <li>a. Principal Building – 3.0 m</li> <li>b. Accessory Building or Structure – 6.0 m</li> </ul>
.3 Minimum Setbacks (Rear Lot Line)	<ul style="list-style-type: none"> <li>a. Principal Building – 11.5 m</li> <li>b. Accessory Building with Coach House – 2.5 m</li> <li>c. Accessory Building or Structure – 1.0 m</li> </ul>
.4 Minimum Setbacks (Interior Side Lot Line)	<ul style="list-style-type: none"> <li>a. Principal Building – 1.2 m</li> <li>b. Accessory Building or Structure – 0.6 m</li> </ul>
.5 Minimum Setbacks (Exterior Side Lot Line)	<ul style="list-style-type: none"> <li>a. Principal Building – 3.0 m</li> <li>b. Accessory Building or Structure – 3.0 m</li> </ul>
.6 Minimum Setbacks (between Buildings)	<ul style="list-style-type: none"> <li>a. Between Principal Building and Accessory Building or Structure (other than Coach House) – 1.5 m</li> <li>b. Between Principal Building and Accessory Building with Coach House – 6.0 m</li> <li>c. Between Accessory Building with Coach House and other Accessory Building or Structure – 1.5 m</li> </ul>
.7 Height (maximum)	<ul style="list-style-type: none"> <li>a. Principal Building – 9.5 m or three Storeys, whichever is less</li> <li>b. Accessory Building with Coach House – 7.5 m or 2 Storeys, whichever is less</li> <li>c. Accessory Building or Structure – 4.5 m</li> </ul>
.8 Lot Coverage (maximum)	<ul style="list-style-type: none"> <li>a. 45%</li> </ul>

## 385.4 Subdivision Regulations

Subdivision Regulations Table for RS6-C Zone	
Column I	Column II
.1 Lot Size (minimum)	<ul style="list-style-type: none"> <li>a. Interior Lot – 300 m<sup>2</sup></li> <li>b. Corner Lot – 360 m<sup>2</sup></li> </ul>
.2 Lot Width (minimum)	<ul style="list-style-type: none"> <li>a. Interior Lot – 9.5 m</li> <li>b. Corner Lot – 11.5 m</li> </ul>
.3 Lot Depth (minimum)	<ul style="list-style-type: none"> <li>a. Interior Lot – 31.0 m</li> <li>b. Corner Lot – 31.0 m</li> </ul>

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## 385.5 Landscaping and Off-Street Parking

- .1 For the purpose of providing off-street parking on the Lot, the 2.5 m Rear Lot Line Setback for an Accessory Building with Coach House shall satisfy one off-street Parking Space.
- .2 Refer to sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

## 385.6 Conditions of Use

- .1 A Coach House:
  - a. shall be limited to a maximum Floor area not greater than the total Floor area of the detached garage, or 55 m<sup>2</sup>, whichever is less, and for the purpose of calculating Floor area shall exclude cantilevered portions up to a maximum length of 3.0 m and a maximum projection of 1.0 m; and
  - b. is not permitted where there is a Residential Care Use, Supported Housing Use or Boarding Use on the Lot.