385 – Compact Lot Coach House Residential Zone (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
Principal Uses
.1 Residential Care
.2 Single Detached Dwelling
.3 [Repealed.] (B/L 3249-2022)
Accessory Uses
.4 Boarding
.5 Coach House
.6 Home Occupation - Level 1
.7 Short-Term Rental Accommodation (B/L 3691-2025)

385.2 Site Specific Permitted Uses

n/a

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

385.3 Development Regulations (B/L 2422-2015)

Development Regulations Table for RS6-C Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 0.65, excluding the Floor area of a Coach House and associated Accessory Building a. Gross Floor Area for Lots greater than 420 m^2 – 273 m^2, excluding the Floor area of a Coach House and associated Accessory Building
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 6.0 m
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 11.5 m b. Accessory Building with Coach House – 2.5 m c. 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 – 0.6 m
.5 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 3.0 m
.6 Minimum Setbacks (between Buildings)	a. Between Principal Building and Accessory Building or Structure (other than Coach House) – 1.5 m b. Between Principal Building and Accessory Building with Coach House – 6.0 m c. Between Accessory Building with Coach House and other 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 with Coach House – 7.5 m or 2 Storeys, whichever is less c. Accessory Building or Structure – 4.5 m
.8 Lot Coverage (maximum)	a. 45%

385.4 Subdivision Regulations

Subdivision Regulations Table for RS6-C Zone	
Column I	Column II
.1 Lot Size (minimum)	a. Interior Lot – 300 m^2 b. Corner Lot – 360 m^2
.2 Lot Width (minimum)	a. Interior Lot – 9.5 m b. Corner Lot – 11.5 m
.3 Lot Depth (minimum)	a. Interior Lot – 31.0 m b. Corner Lot – 31.0 m

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^2, 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.