

PART 10 LOW-DENSITY RESIDENTIAL ZONES

1001 RS-2 Rural Residential

(1) Intent

This zone provides for low-density *residential uses* of up to one *principal dwelling unit* and limited *agricultural uses* on large acreage *lots*.

(2) Permitted Uses

Principal uses, limited to:

- (a) *Single-detached dwelling*
- (b) *Agricultural*, as limited under Sub-section (3)(a)

Accessory uses, limited to:

- (a) *Boarding*, as limited under Section 508(1)
- (b) *Accessory dwelling unit*
- (c) *Accessory residential*
- (d) *Accessory home occupation*, as limited under Section 508(3)
- (e) *Accessory produce sales*, as limited under Sub-section (11)(a)

(3) Conditions of Use

- (a) An *agricultural use*:
 - (i) must not have more than one horse, cow, sheep or goat per 1,000 square metres of *lot area*; and
 - (ii) not including mushroom growing, the keeping for *commercial* purposes of swine, poultry or fur-bearing animals and the keeping of dogs, except as permitted as an *accessory residential use*; and
 - (iii) does not include *cannabis production*.
- (b) A maximum of one *accessory dwelling unit* is permitted on a *lot*.

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(4) Lot Size

The following *uses* are not permitted on *lots* having an area less than the corresponding areas below:

<u>Use</u>	<u>Minimum Lot Area (m²)</u>
<i>Agricultural</i>	4,050
<i>Single-detached dwelling</i>	4,050
<i>Accessory produce sales</i>	4,050

- (a) The minimum *lot* depth is 22.7 metres.
- (b) The maximum *lot size* for a public park is 0.8 hectares.

(5) Density

- (a) The maximum *density* shall be 2.5 units per hectare.
- (b) When calculating units per hectare, *accessory dwelling units* are excluded from the calculation.

(6) Lot Coverage

- (a) All *buildings* and *structures* together must not exceed a *lot coverage* of 45%.
- (b) All *buildings* and *structures* for *agricultural use* must not exceed a *lot coverage* of 20%.

(7) Buildings Per Lot

No more than one *principal building* for *residential use* is permitted per *lot*.

(8) Setbacks

- (a) *Buildings* and *structures* for the following *uses* must meet the siting distance from other *buildings* and *structures* where applicable and be sited no closer than the corresponding setbacks from *lot* lines, bodies of water and other *uses* set out below:

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<i>Use</i>	<i>Front Lot Line (metres)</i>	<i>Rear Lot Line (metres)</i>	<i>Interior Side Lot Line (metres)</i>	<i>Exterior Side Lot Line (metres)</i>	<i>Wells or Streams (metres)</i>	<i>Distance from Single-Detached Dwelling Use (metres)</i>
<i>Single-detached dwelling, public park</i>	7.6	7.6	1.8	3.8	See Sections 519 and 523	
<i>Agricultural</i>	30	15	15	30	30	15
<i>Accessory residential and accessory off-street parking buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	7.6	7.6	1.8	3.8	See Sections 519 and 523	Attached or less than 1.6
<i>Detached accessory residential and accessory off-street parking buildings and structures where sited 1.6 metres or more from a building for residential use</i>	7.6	1.2	1.2	3.8	See Sections 519 and 523	1.6 or more

(b) the siting distance is measured from the outermost limit of the *building* or any permitted projections, whichever is greater.

(c) The above setbacks may increase under Sections 518, 519 and 523 or decrease under Section 514.

(9) Location of Uses

(a) An *accessory dwelling unit* must be contained within a *principal building* for a *single-detached dwelling use*.

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(10) Height

- (a) Buildings and *structures* for *single-detached dwelling use* must not exceed a height of:
 - (i) 7.3 metres, or
 - (ii) 11.0 metres for buildings and *structures* having a roof slope with a pitch of 3 in 12 or greater for an area of at least 80% of all roof surfaces.
- (b) Detached buildings and *structures* for *accessory residential* or *accessory off-street parking* must not exceed a height, measured from *finished grade*, of:
 - (i) 3.7 metres; or
 - (ii) 4.6 metres, for an *accessory building* that has a roof with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces.

(11) Building Size

The maximum total *floor area* of *buildings* and *structures* for *accessory produce sales use* is 12 m².

(12) Off-Street Parking and Loading

The regulations under Part 7 apply.

(13) Other Regulations

The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 apply.

PART 10 LOW-DENSITY RESIDENTIAL ZONES

1002 R-1 Small-Scale Residential

(1) Intent

This zone provides for low-density *residential uses* of up to four *dwelling units* per *lot*.

(2) Permitted Uses

Principal uses, limited to:

- (a) *Small-scale residential*

Accessory uses, limited to:

- (b) *Boarding*
- (c) *Accessory residential*
- (d) *Accessory home occupation*
- (e) *Accessory institutional support services*

(3) Conditions of Use

- (a) A maximum of four *dwelling units* are permitted on a *lot*.

(4) Lot Size

- (a) The minimum *lot area* is 650 m².
- (b) The minimum *lot width* is 18.5 metres.

(5) Density

- (a) All *buildings* and *structures*, including those for *accessory off-street parking uses* and *accessory residential uses*, must not exceed the following densities:

Number of Dwelling Units	Maximum Floor Area Ratio
One or Two	0.65
Three or Four	0.75

1002 R-1 Small-Scale Residential

(b) Despite the maximum *floor area ratio* permitted in Sub-section (5)(a), the *floor area* may be increased by up to 40 m² per *lot* for above-grade *concealed parking* and *accessory off-street parking structures* other than *underground parking*.

(6) Lot Coverage

All *buildings* and *structures* together must not exceed a *lot coverage* of 50%.

(7) Buildings Per Lot

One or more *principal buildings* are permitted on a *lot*.

(8) Setbacks

(a) *Buildings* and *structures* for the following *uses* must meet the siting distance from other *buildings* and *structures* where applicable, measured from the outermost *wall* of the *building* or any permitted projections (whichever is greater), and be sited no closer than the corresponding setbacks from the *lot* lines set out below:

<i>Use</i>	<i>Front Lot Line (metres)</i>	<i>Rear Lot Line without a Lane (metres)</i>	<i>Rear Lot Line along a Lane (metres)</i>	<i>Interior Side Lot Line (metres)</i>	<i>Exterior Side Lot Line (metres)</i>
<i>Small-scale residential, accessory buildings and structures attached to or sited less than 1.6 metres from a building for residential use, public park</i>	5.5	6.0	1.2	1.2	3.0
<i>Detached accessory buildings and structures where sited 1.6 metres or more from a building for residential use</i>	5.5	1.2	1.2	1.2	3.0

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- (b) *Principal buildings and structures* on the same *lot* must maintain a minimum separation distance of:
 - (i) 6.0 metres; or
 - (ii) 9.0 metres where each *building* has a *height* of three *storeys* at their facing *wall* or *side*.

(9) Location of Uses

- (a) *Accessory off-street parking* is not permitted within an *exterior side lot line* setback, *access driveway* or *front yard*, except for:
 - (i) unenclosed parking for an *accessory dwelling unit*, which may be permitted within a *front yard* on a *lot* that does not have *lane* access; and
 - (ii) *tandem parking*, which may be permitted in an *access driveway* or *front yard* on a *lot* that does not have *lane* access.
- (b) Detached *accessory uses, buildings and structures* must not be located in the *front yard*.

(10) Height

- (a) *Principal buildings* must not exceed a *height* of three *storeys* on any face or side, including any basement that projects more than 1.3 metres above *finished grade*, and a total *height* of 11.0 metres.
- (b) *Accessory buildings and structures* must not exceed a *height*, measured from *finished grade*, of:
 - (i) 3.7 metres; or
 - (ii) 4.6 metres for *accessory buildings and structures* having a roof with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces.

(11) Building Size

- (a) The maximum length of any *wall* of a detached *building or structure* for *accessory off-street parking* is 9.2 metres, and the *building or structure* must not contain more than three *parking spaces*.
- (b) Where one or more entrances to a *concealed parking garage* or *accessory off-street parking building or structure* faces a *street* or *roadway*, the combined maximum width of a garage door or doors is 6.0 metres.

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(12) Other Regulations

- (a) Each *dwelling unit* must be provided with access to an on-site private or *common amenity area* or areas that have a total area not less than 20 m² per *dwelling unit*.
- (b) Each *dwelling unit* must include an indoor enclosed storage area of not less than 3.3 m² and not more than 4.5 m², being:
 - (i) an area with a full *storey* ceiling *height*;
 - (ii) located at ground level or at the main floor;
 - (iii) a minimum dimension of one *wall* being not less than 1.8 metres; and
 - (iv) windowless.
- (c) The regulations under Part 2 through Part 7 of this Zoning Bylaw apply.

PART 10 LOW-DENSITY RESIDENTIAL ZONES

1003 R-2 Compact Small-Scale Residential

(1) Intent

This zone provides for low-density *residential uses* of up to four *dwelling units* per *lot* on compact *lots*.

(2) Permitted Uses

Principal uses, limited to:

- (a) *Small-scale residential*

Accessory uses, limited to:

- (b) *Boarding*
- (c) *Accessory residential*
- (d) *Accessory home occupation*
- (e) *Accessory institutional support services*

(3) Conditions of Use

- (a) A maximum of four *dwelling units* are permitted on a *lot*.
- (b) Notwithstanding Sub-section (3)(a), where a *lot* has an *area* of 280 m² or less, a maximum of three *dwelling units* are permitted on the *lot*.

(4) Lot Size

- (a) The minimum *lot area* is 465 m².
- (b) The minimum *lot width* is 12.5 metres.

(5) Density

- (a) All *buildings* and *structures*, including those for *accessory off-street parking uses* and *accessory residential uses*, must not exceed a *floor area* of 0.75 times the *lot area*.
- (b) Despite the maximum *floor area ratio* permitted in Sub-section (5)(a), the *floor area* may be increased by up to 40 m² per *lot* for above-grade *concealed parking* and *accessory off-street parking structures* other than *underground parking*.

1003 R-2 Compact Small-Scale Residential

(6) Lot Coverage

All *buildings* and *structures* together must not exceed a *lot coverage* of 50%.

(7) Buildings Per Lot

No more than two *principal buildings* are permitted on a *lot*.

(8) Setbacks

(a) *Buildings* and *structures* for the following *uses* must meet the siting distance from other *buildings* and *structures* where applicable, measured from the outermost *wall* of the *building* or any permitted projections (whichever is greater), and be sited no closer than the corresponding setbacks from the *lot* lines set out below:

<i>Use</i>	<i>Front Lot Line (metres)</i>	<i>Rear Lot Line without a Lane (metres)</i>	<i>Rear Lot Line along a Lane (metres)</i>	<i>Interior Side Lot Line (metres)</i>	<i>Exterior Side Lot Line (metres)</i>
<i>Small-scale residential, accessory buildings and structures attached to or sited less than 1.6 metres from a building for residential use, public park</i>	4.0	6.0	1.2	1.2	3.0
<i>Detached accessory buildings and structures where sited 1.6 metres or more from a building for residential use</i>	4.0	1.2	1.2	1.2	3.0

(b) *Principal buildings* and *structures* on the same *lot* must maintain a minimum separation distance of:

- (i) 6.0 metres; or
- (ii) 9.0 metres where each *building* has a *height* of three *storeys* at their facing *wall* or *side*.

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(9) Location of Uses

- (a) *Accessory off-street parking* is not permitted within an *exterior side lot line setback*, *access driveway* or *front yard*, except for:
 - (i) *unenclosed parking* for an *accessory dwelling unit*, which may be permitted within a *front yard* on a *lot* that does not have *lane access*; and
 - (ii) *tandem parking*, which may be permitted in an *access driveway* or *front yard* on a *lot* that does not have *lane access*.
- (b) Detached *accessory uses, buildings and structures* must not be located in the *front yard*.

(10) Height

- (a) *Principal buildings* must not exceed a *height* of three *storeys* on any face or side, including any basement that projects more than 1.3 metres above *finished grade*, and a total *height* of 11.0 metres.
- (b) *Accessory buildings and structures* must not exceed a *height*, measured from *finished grade*, of:
 - (i) 3.7 metres; or
 - (ii) 4.6 metres, for *accessory buildings and structures* having a roof with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces.

(11) Building Size

- (a) The maximum length of any *wall* of a detached *building or structure* for *accessory off-street parking* is 9.2 metres, and the *building or structure* must not contain more than three *parking spaces*.
- (b) Where one or more entrances to a *concealed parking garage* or *accessory off-street parking building or structure* faces a *street or roadway*, the combined maximum width of a garage door or doors is 6.0 metres.

(12) Other Regulations

- (a) Each *dwelling unit* must be provided with access to an on-site private or *common amenity area* or areas that have a total area not less than 20 m² per *dwelling unit*.
- (b) Each *dwelling unit* must include an indoor enclosed storage area of not less than 3.3 m² and not more than 4.5 m², being:
 - (i) an area with a full *storey ceiling height*;
 - (ii) located at ground level or at the main floor;

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(iii) a minimum dimension of one *wall* being not less than 1.8 metres; and

(iv) windowless.

(c) The regulations under Part 2 through Part 7 of this Zoning Bylaw apply.

PART 10 LOW-DENSITY RESIDENTIAL ZONES

1004 R-3 Transitional Small-Scale Residential

(1) Intent

This zone provides for low-density *residential uses* of up to four *dwelling units per lot* in locations where *lot consolidation* and rezoning to higher *density uses* is desirable.

(2) Permitted Uses

Principal uses, limited to:

- (a) *Small-scale residential*

Accessory uses, limited to:

- (b) *Boarding*
- (c) *Accessory residential*
- (d) *Accessory home occupation*
- (e) *Accessory institutional support services*

(3) Conditions of Use

- (a) A maximum of two *principal dwelling units* and two *accessory dwelling units* are permitted on a *lot*.
- (b) Notwithstanding Sub-section (3)(a), where a *lot* has an *area* of 280 m² or less, a maximum of three *dwelling units* are permitted on a *lot*, of which a maximum of two may be *principal dwelling units*.

(4) Lot Size

- (a) The minimum *lot area* is 650 m².
- (b) The minimum *lot width* is 18.5 metres.

(5) Density

- (a) All *buildings and structures*, including those for *accessory off-street parking uses* and *accessory residential uses*, must not exceed a *floor area* of 0.5 times the *lot area*.
- (b) Despite the maximum *floor area ratio* permitted in Sub-section (5)(a), the *floor area* may be increased by up to 40 m² per *lot* for above-grade *concealed parking* and *accessory off-street parking structures* other than *underground parking*.

1004 R-3 Transitional Small-Scale Residential

(6) Lot Coverage

All *buildings* and *structures* together must not exceed a *lot coverage* of 45%.

(7) Buildings Per Lot

No more than one *principal building* is permitted on a *lot*.

(8) Setbacks

(a) *Buildings* and *structures* for the following *uses* must meet the siting distance from other *buildings* and *structures* where applicable, measured from the outermost *wall* of the *building* or any permitted projections (whichever is greater), and be sited no closer than the corresponding setbacks from the *lot* lines set out below:

Use	Front Lot Line (metres)	Rear Lot Line without a Lane (metres)	Rear Lot Line along a Lane (metres)	Interior Side Lot Line (metres)	Exterior Side Lot Line (metres)
<i>Small-scale residential, accessory buildings and structures attached to or sited less than 1.6 metres from a building for residential use, public park</i>	5.5	6.0	1.2	1.2	3.0
<i>Detached accessory buildings and structures where sited 1.6 metres or more from a building for residential use</i>	5.5	1.2	1.2	1.2	3.0

(9) Location of Uses

(a) *Accessory off-street parking* is not permitted within an *exterior side lot line* setback, *access driveway* or *front yard*, except for:

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- (i) unenclosed *parking* for an *accessory dwelling unit*, which may be permitted within a *front yard* on a *lot* that does not have *lane access*; and
 - (ii) *tandem parking*, which may be permitted in an *access driveway* or *front yard* on a *lot* that does not have *lane access*.
- (b) Detached *accessory uses, buildings and structures* must not be located in the *front yard*.

(10) Height

- (a) *Principal buildings* must not exceed a *height* of three *storeys* on any face or side, including any basement that projects more than 1.3 metres above *finished grade*, and a total *height* of 11.0 metres.
- (b) *Accessory buildings and structures* must not exceed a *height*, measured from *finished grade*, of:
 - (i) 3.7 metres; or
 - (ii) 4.6 metres, for *accessory buildings and structures* having a roof with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces.

(11) Building Size

- (a) The maximum length of any *wall* of a detached *building or structure* for *accessory off-street parking* is 9.2 metres, and the *building or structure* must not contain more than three *parking spaces*.
- (b) Where one or more entrances to a *concealed parking garage* or *accessory off-street parking building or structure* faces a *street or roadway*, the combined maximum width of a garage door or doors is 6.0 metres.

(12) Other Regulations

- (a) Each *dwelling unit* must be provided with access to an on-site private or *common amenity area* or areas that have a total area not less than 20 m² per *dwelling unit*.
- (b) Each *dwelling unit* must include an indoor enclosed storage area of not less than 3.3 m² and not more than 4.5 m², being:
 - (i) an area with a full *storey ceiling height*;
 - (ii) located at ground level or at the main floor;
 - (iii) a minimum dimension of one *wall* being not less than 1.8 metres; and
 - (iv) windowless.
- (c) The regulations under Part 2 through Part 7 of this Zoning Bylaw apply.

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PART 10 LOW-DENSITY RESIDENTIAL ZONES

1005 R-4 Intensive Small-Scale Residential

(1) Intent

This zone provides for ground-oriented *residential* development on larger *lots*.

(2) Permitted Uses

Principal uses, limited to:

(a) *Small-scale residential*

Accessory uses, limited to:

(b) *Boarding*

(c) *Accessory residential*

(d) *Accessory home occupation*

(e) *Accessory institutional support services*

(3) Conditions of Use

(a) A minimum of three *dwelling units* are required on a *lot*.

(4) Lot Size

(a) A *small-scale residential use* is not permitted on a *lot* having an area less than 930 m².

(5) Density

(a) All *buildings and structures*, including those for *accessory off-street parking uses* and *accessory residential uses*, must not exceed a *floor area* of 0.85 times the *lot area*.

(6) Lot Coverage

All *buildings and structures* together must not exceed a *lot coverage* of 50%.

(7) Buildings Per Lot

(a) More than one *principal building* may be located on a *lot*.

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(8) Setbacks

- (a) *Buildings and structures* for the following *uses* must meet the siting distance from other *buildings and structures* where applicable, measured from the outermost *wall* of the *building* or any permitted projections (whichever is greater), and be sited no closer than the corresponding setbacks from the *lot lines* set out below:

Use	Front Lot Line (metres)	Rear Lot Line (metres)	Interior Side Lot Line (metres)	Exterior Side Lot Line (metres)
<i>Small-scale residential, accessory buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	4.5	6.0	1.2	3.0
<i>Detached accessory buildings and structures where sited 1.6 metres or more from a building for residential use</i>	4.5	1.2	1.2	3.0

(9) Location of Uses

- (a) All detached *accessory residential* and detached *accessory off-street parking buildings and structures* must be located in the *rear yard*.

(10) Height

- (a) *Principal buildings and structures* must not exceed a *height* of:
- (i) 9.5 metres; or
 - (ii) 11.0 metres for *buildings and structures* having a roof slope with a pitch of 3 in 12 or greater for an area of at least 80% of all roof surfaces.
- (b) Detached *buildings and structures* for *accessory residential* or *accessory off-street parking* must not exceed a *height*, measured from *finished grade*, of:
- (i) 3.7 metres; or

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- (ii) 4.6 metres, for an *accessory building* that has a roof with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces.

(11) Building Size

- (a) The maximum length of any *wall* of a detached *building* or *structure* for an *accessory residential use* or an *accessory off-street parking use* is 11.0 metres.
- (b) A detached *building* or *structure* for an *accessory off-street parking use* must not contain more than three *parking spaces*.

(12) Off-Street Parking and Loading

- (a) The regulations under Part 7 apply.

(13) Other Regulations

- (a) Each *dwelling unit* in a *building* for *small-scale residential use* must be provided with access to an on-site private or common outdoor space or spaces that are defined by *fences*, railings or landscaping and that have a total area not less than 37 m² per *dwelling unit*.
- (b) Each *dwelling unit* in a *building* for *small-scale residential use* must include an indoor enclosed storage area of not less than 3.3 m², being:
 - (i) an area with a full *storey* ceiling *height*;
 - (ii) located at ground level or at the main floor;
 - (iii) a minimum dimension of one *wall* being not less than 1.8 metres; and
 - (iv) windowless.
- (c) The regulations under Part 2 through Part 7 of this Zoning Bylaw apply.

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PART 10 LOW-DENSITY RESIDENTIAL ZONES

1006 RTM-1 Street-Oriented Village Home Residential

(1) Intent

This zone provides for the development of street-oriented multiple-unit residential development with a minimum *lot size* of 210 m², with limited appropriate *accessory uses*.

(2) Permitted Uses

Principal uses, limited to:

- (a) *Street-Oriented Village Home Residential*, as limited under Sub-section (3)(a)

Accessory uses, limited to:

- (a) *Boarding*, as limited under Section 508(1)
- (b) *Accessory residential*, as limited under Sub-section (9)(a)
- (c) *Accessory home occupation*, as limited under Section 508(3)

(3) Conditions of Use

- (a) A *street-oriented village home residential use* is permitted only where it complies with all of the following:
 - (i) no more than eight *principal buildings* are attached; and
 - (ii) areas of a *lot* that are used for *accessory off-street parking* purposes including *buildings, structures*, parking pads and driveways shall be accessed from a *lane*.

(4) Lot Size

- (a) A *street-oriented village home residential use* is not permitted on a fee-simple *lot* having an area less than 210 m².
- (b) The minimum width of a *principal building* is 4.5 metres.

1006 RTM-1 Street-Oriented Village Home Residential

(5) Density

- (a) The maximum *floor area ratio* for all *principal buildings* on a *lot* shall be 0.9.
- (b) The maximum *density* shall be 48 *principal buildings* per hectare; except that in the case of special needs and/or affordable housing on a site or sites owned by the *City of Coquitlam* and/or a registered non-profit agency the maximum *density* shall be 89 *dwelling units* per hectare.

(6) Lot Coverage

All *buildings* and *structures* together must not exceed a *lot coverage* of 45%.

(7) Buildings Per Lot

- (a) No more than one *principal building* is permitted per *lot*.
- (b) Where a fee-simple *lot* is stratified, Sub-section (7)(a) does not apply.

(8) Setbacks

- (a) *Buildings* and *structures* for the following *uses* must meet the siting distance from other *buildings* and *structures* where applicable and be sited no closer than the corresponding setbacks from the *lot* lines set out below:

Use	Front Lot Line (metres)	Rear Lot Line (metres)	Interior Side Lot Line (metres)	Exterior Side Lot Line (metres)
<i>Street-Oriented Village Home Residential</i> and public parks	4.0	6.2	0.0 where the interior side wall of the <i>street-oriented village home residence</i> adjoins the interior side wall of a neighbouring <i>street-oriented village home</i> ; otherwise 1.4	3.0
<i>Accessory residential</i> and <i>accessory off-street parking buildings</i> and <i>structures</i> attached to or sited less than 1.6 metres from a <i>building</i> for <i>residential use</i>	4.0	6.2	0.0 where the interior side wall of the <i>street-oriented village home residence</i> adjoins the interior side wall of a neighbouring <i>street-oriented village home</i> ; otherwise 1.4.	3.8

1006 RTM-1 Street-Oriented Village Home Residential

<i>Use</i>	<i>Front Lot Line (metres)</i>	<i>Rear Lot Line (metres)</i>	<i>Interior Side Lot Line (metres)</i>	<i>Exterior Side Lot Line (metres)</i>
Detached <i>accessory residential buildings and structures</i> where sited 1.6 metres or more from a <i>building</i> for residential use	Not applicable. See Sub-sections (8)(f) and (9)(a)	6.2	1.2	3.8
Detached <i>accessory off-street parking buildings and structures</i> where sited 1.6 metres or more from a <i>building</i> for residential use	Not applicable. See Sub-sections (8)(f), (9)(a) and (9)(b)	1.2	0.0	3.8

- (b) The siting distance is measured from the outermost limit of the *building* or any permitted projections, whichever is greater.
- (c) A minimum of 50% of the width of the first *storey* of the *principal building* (including porches) facing the *front lot line* must be sited within 1.0 metre of the front setback described in Sub-section (8)(a).
- (d) The above setbacks may increase under Sections 518, 519 and 523 or decrease under Section 514.
- (e) Notwithstanding Section 514(2), covered porches are permitted to project into the front yard setback by up to 1.7 metres provided that:
 - (i) the porch shall have a usable floor space with dimensions that are no less than 1.5 metres by 3.0 metres;
 - (ii) the porch shall be open on at least two sides or protected by guard rails that comply with the British Columbia Building Code;
 - (iii) the porch is located at the basement or first *storey*; and
 - (iv) the porch is limited to a single *storey* in height, and its height does not exceed 4.0 m, measured from the porch floor to the underside of the porch ceiling;
- (f) A minimum distance of 6.0 metres shall be maintained between the outermost projection of the rear face of the *principal building* and any detached *accessory buildings* or *accessory off-street parking structures*.

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- (g) Notwithstanding Section 514(1) chimneys, pilasters, bay windows, heating or ventilating equipment, or ornamental features are not permitted to project into the *interior side lot line* setbacks described under Sub-section 8(a), for the first *storey* of any *building* or *structure*.
- (h) The *interior side lot line* setback of a detached garage may be reduced to:
 - (i) 0.0 m provided that the full length of the interior side *wall* of the garage is adjoined to the full length of the interior side *wall* of the garage on a neighbouring parcel that is also used for *street-oriented village home residential* purposes; and
 - (ii) 0.9 m in the case of a *lot* with an *exterior lot corner*.

(9) Location of Uses

- (a) All detached *accessory buildings* shall be located in the *rear yard*.
- (b) All *accessory off-street parking structures* shall be located in the *rear yard* and access to *accessory off-street parking spaces* shall be from the *lane*.
- (c) *Accessory off-street parking uses* are not permitted within an *exterior side lot line* setback.

(10) Height

- (a) Buildings and *structures* for *street-oriented village home residential use* must not exceed a height of:
 - (i) 7.3 metres; or
 - (ii) 11.0 metres for buildings and *structures* having a roof slope with a pitch of 3 in 12 or greater for an area of at least 80% of all roof surfaces.
- (b) Detached buildings and *structures* for *accessory residential* or *accessory off-street parking* must not exceed a height, measured from *finished grade*, of:
 - (i) 3.7 metres; or
 - (ii) 4.6 metres, for an *accessory building* that has a roof with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces.

(11) Building Size

The maximum length of any *wall* of a detached building for an *accessory off-street parking use* is 7.0 m.

(12) Off-Street Parking and Loading

The regulations under Part 7 apply.

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(13) Other Regulations

- (a) Landscaping requirements for development in Northeast Coquitlam, under Part 5.
- (b) An in-ground swimming pool is not permitted on any portion of a lot in the RTM-1 Street-Oriented Village Home Residential zone.
- (c) The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 apply.

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PART 10 LOW-DENSITY RESIDENTIAL ZONES

1007 RMH-1 Mobile Home Park

(1) Intent

This zone provides for the placement of *mobile homes*, within a *mobile home park*, on spaces which are leased or owned.

(2) Permitted Uses

Principal uses, limited to:

- (a) *Mobile home park*, as limited under Sub-section (3)(a)

Accessory uses, limited to:

- (a) *Accessory single-detached residential*, as limited under Sub-section (3)(b)
- (b) *Accessory residential*
- (c) *Accessory home occupation*, as limited under Section 508(3)

(3) Condition of Use

- (a) A mobile home use is limited to:
 - (i) the placement of *mobile homes* on *mobile home spaces* or *strata lots* in a residential environment; and
 - (ii) the sale of a *mobile* where the *mobile home* is located on a *mobile home space* or *strata lot* to be rented, leased or sold to the buyer of the *mobile home*.
- (b) One *accessory single-detached residential dwelling unit per mobile home park* is permitted.

(4) Lot Size

- (a) A *mobile home park use* is not permitted on a *lot* having an area less than 2 hectares.
- (b) A *mobile home* is not permitted on a *mobile home space* or *strata lot* having an area less than 325 m², which area must not include land occupied by *roadways* and other common facilities;
- (c) The maximum *lot size* for a public park is 0.8 hectares.

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(5) Density

No more than one *mobile home* is permitted per 500 m² of *lot area*, including lands occupied by *roadways* and common facilities.

(6) Lot Coverage

All *buildings* and *structures* together must not exceed a *lot coverage* of 50%.

(7) Buildings Per Lot

One or more *principal buildings* may be located on a *lot*.

(8) Setbacks

(a) *Buildings* and *structures* for the following *uses* must meet the siting distance from other *buildings* and *structures* where applicable and be sited no closer than the corresponding setbacks from the *lot lines* or other boundaries set out below:

<i>Use</i>	Interior Side Boundary of Mobile Home Space or Strata Lot (metres)	Rear Boundary of Mobile Home Space or Strata Lot (metres)	Buffer Area or Roadway (metres)	Mobile Home Space or Strata Lot (metres)
<i>Mobile home</i> or additions or <i>structures</i> accessory to the <i>mobile home</i> , not specifically mentioned below and public parks	1.5	3.0	3.0	-
Open carport or canopy	1.2	3.0	3.0	-
Detached <i>accessory residential structures</i> where sited 1.6 metres or more from the <i>mobile home</i> to which it is accessory	1.2	3.0	3.0	-
<i>Buildings</i> or <i>structures</i> not located within a <i>mobile home space</i> or <i>strata lot</i>	-	-	-	4.5

1007 RMH-1 Mobile Home Park

- (b) The siting distance is measured from the outermost limit of the *building* or any permitted projections, whichever is greater.
- (c) The above setbacks may increase under Sections 518, 519 and 523 or decrease under Section 514.

(9) Location of Uses

Not applicable in this zone.

(10) Height

Buildings and structures for the following *uses* must not exceed the corresponding *heights* set out below:

<u>Building or Structure</u>	<u>Maximum Height</u>
<i>Mobile home</i>	One storey
Any addition to a <i>mobile home</i> or any <i>accessory residential building or structure</i>	Height of <i>mobile home</i> to which it is accessory
A <i>building or structure</i> not located within a <i>mobile home space or strata lot</i>	7.5 metres

(11) Building Size

Not applicable in this zone.

(12) Off-Street Parking and Loading

The regulations under Part 7 apply.

(13) Other Regulations

- (a) Additions to a *mobile home* are limited to carports, shelters against the sun and rain, vestibules to a maximum size of 3.6 m², and rooms.
- (b) Any room added to a *mobile home* must:
 - (i) have an exit or access to an exit other than through the *mobile home*; and
 - (ii) not diminish the means of egress from the *mobile home*.
- (c) The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 apply.