

Intent: The intent of this district is to allow two-family (duplex) dwellings. Secondary suites are not permitted.

Key Information:

Site Coverage: 40% of lot area
Floor Space Ratio: 60% of lot area
Height: maximum 25 feet to midpoint of roof.

RT-1

DUPLEX DISTRICTS

1. SITE COVERAGE

Principal building not to cover more than 40% of lot area.

2. FLOOR SPACE RATIO (FSR)

FSR not to exceed 60% of lot area. FSR means the ratio between the total square footage of the house (floor space) to the lot size.

Example: $\frac{3,600 \text{ square foot house}}{6,000 \text{ square foot lot size}} = 60\% \text{ FSR}$

3. YARDS

Front Yard: 20% of the depth of the site to a maximum of 25 feet or the average setback of the two adjacent houses on either side.

Rear Yard: not less than 20% of the site depth but need not exceed 25 feet.

Side Yards: shall not total less than 25% of the lot frontage, with any side yard not less than 4 feet.

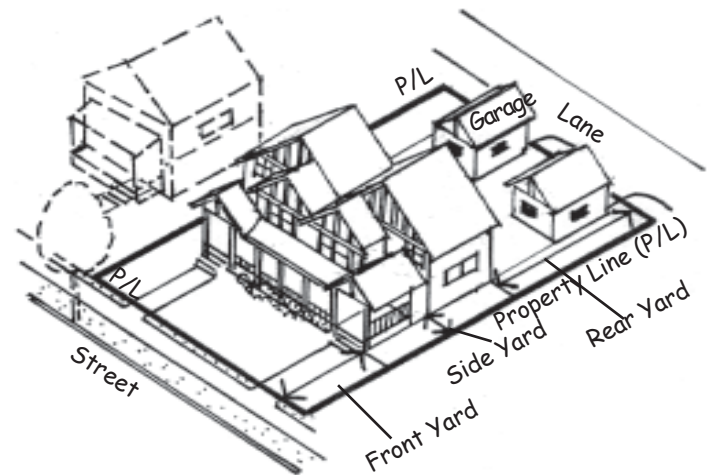
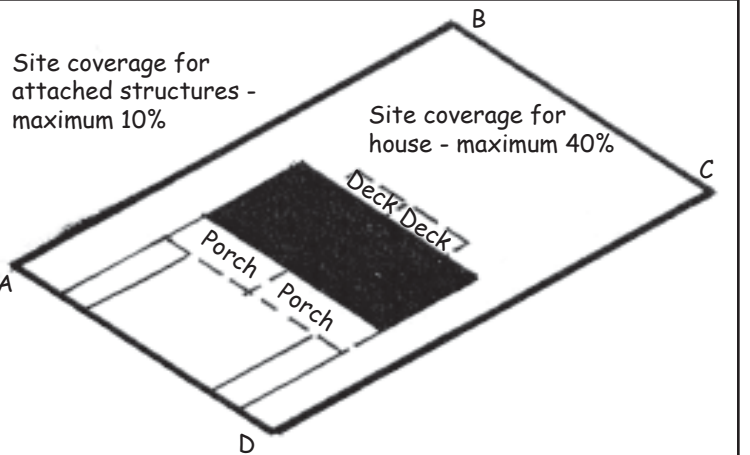
Example for 50 foot lot:
 $50 \text{ feet} \times .25 = 12 \text{ feet total side yards}$

4. HEIGHT

Building height: maximum 25 feet.

Average lot elevation =

$$\frac{\text{Elevation at points A+B+C+D}}{4}$$



Maximum Height =
Midpoint of roof (measured from peak to underside of eaves)



Note: This is a summary of the zoning schedule only. For additional details, see City of New Westminster Zoning Bylaw No. 6680, 2001.

Accessory Buildings and Structures

Includes sundecks, porches, garages, carports, hot tubs, swimming pools, greenhouses, etc.

Maximum 10% of lot coverage if attached, plus a maximum 10% lot coverage if detached.

NEW WESTMINSTER

RT-1

1. DETACHED GARAGE OR CARPORT

Not permitted in the required front yard.

Setbacks

From a lane: 22 feet minus the width of the lane, to a maximum of 10 feet.

From the corner of an intersection of a street and a lane: 15 feet.

From a rear or side property line bounded by a street: 5 feet.

From the window of a residential room of an adjacent property: twice the width of the required side yard.

Height

Maximum one storey and either 12 feet for a flat roof (pitch of 4:12 or less) or 15 feet for a peaked roof, measured from finished floor to the peak of the building.

2. ATTACHED GARAGE WITH STREET ACCESS

Minimum front setback: not less than 20% of the depth of the site to a maximum of 25 feet or the average setback of the two adjacent houses on both sides.

3. SUNDECKS, PORCHES, BALCONIES, BAY WINDOWS

Allowable Projections

Into required front and rear yards: 4 feet.

Into required side yards: 4 feet or half the width of the side yard, whichever is less.

City of New Westminster
Phone: (604) 527-4532 Fax: (604) 527-4511
Web: www.city.new-westminster.bc.ca/cityhall/planning/index.htm

