

Intent: The intent of this district is to allow single detached dwellings reflecting neighbourhood standards in the Kelvin, West End and Connaught Heights neighbourhoods. Secondary suites are allowed if the City's "Requirements for Secondary Suites" are met.

Key Information:

Floor Space Ratio: 40% of lot area above grade
(max 50% including the basement)

Height: maximum 25 feet to midpoint of peaked roof
maximum 20 feet for a flat or mansard roof
maximum 35 feet to peak of roof



NR-1

NEIGHBOURHOOD
RESIDENTIAL
DWELLING DISTRICTS

1. SITE COVERAGE

Principal building not to cover more than 35% of lot area. For buildings with two levels above a basement or cellar, the area of the second level is limited to 80% of the ground level.

2. FLOOR SPACE RATIO (FSR)

FSR not to exceed 50% of lot area.

The maximum above grade FSR is 40%. To attain the 50% maximum FSR, a basement or cellar is required. FSR means the ratio between the total square footage of all floors of the house (floor space) to the lot size.

Example: $\frac{3,000 \text{ square foot house}}{6,000 \text{ square foot lot size}} = 50\%$
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 Yard: shall total not less than 25% of the lot frontage, with side yards not less than 4 feet each.

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

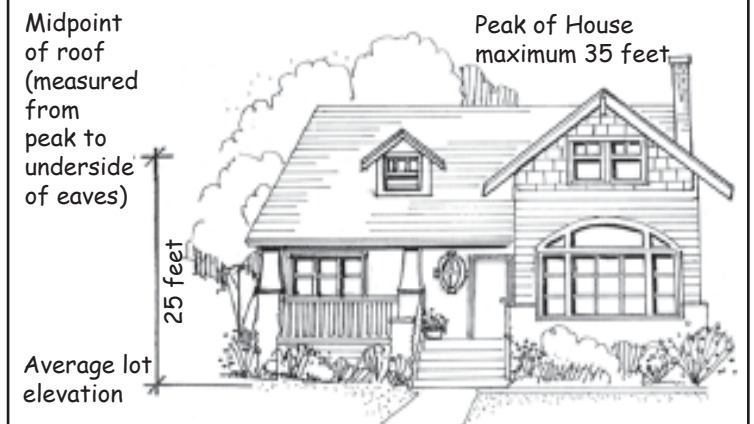
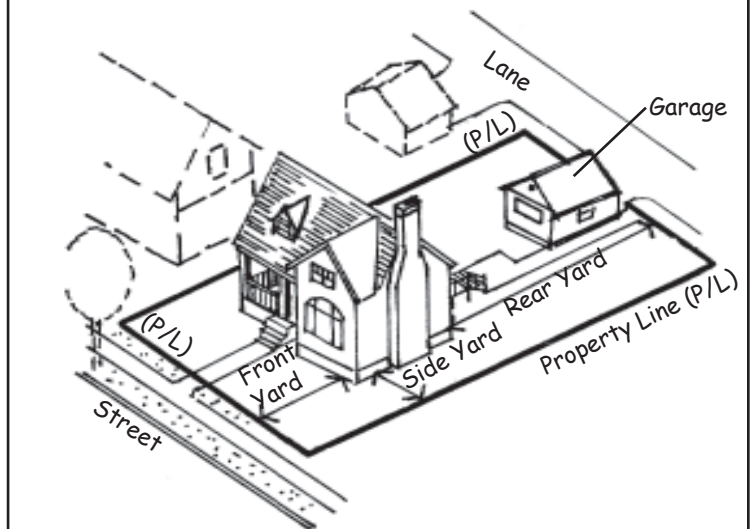
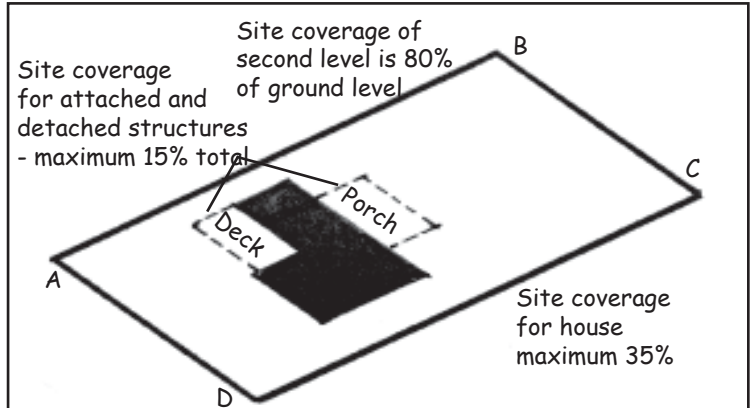
4. HEIGHT

Building height: maximum 25 feet.

Roof peak: maximum 35 feet.

Flat or Mansard roof: maximum 20 feet.

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



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 15% total lot coverage for attached and detached accessory buildings.

NEW WESTMINSTER



NR-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 site depth but need not exceed 25 feet or the average of the houses on both sides.

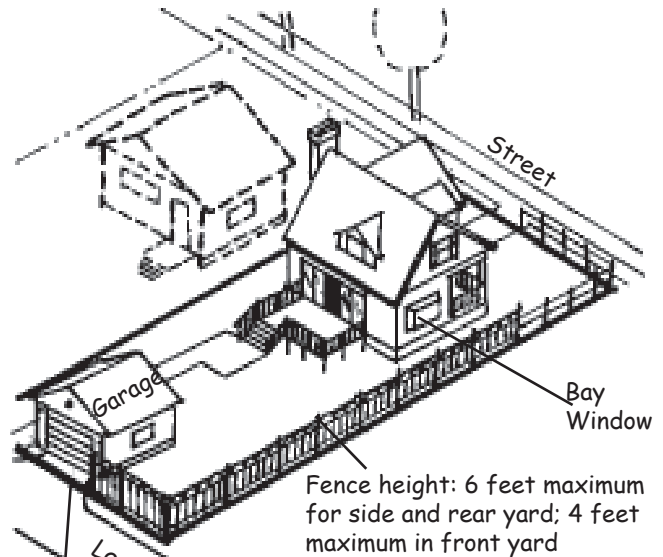
3. SUNDECKS, PORCHES, BALCONIES

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
Web: www.newwestcity.ca



Garage setback at lane is 22 feet minus the width of lane (turning radius for most cars is 22 feet)

