

Attachment 2
*Proposed Infill Townhouse and Rowhouse
Zoning Districts*



Infill Townhouse and Rowhouse Residential Districts (RT)

303 Infill Townhouse and Rowhouse Residential District (RT)

303 .1 The intent of this district is to, in combination with the design guidelines for infill townhouse and rowhouse within the Official Community Plan, allow infill townhouses and rowhouses which integrate well into existing single detached residential neighbourhoods

Permitted Uses

303 .2 The following principal and accessory uses are permitted in the RT zoning district. For uses accompanied by a checkmark, there are either Use Specific Regulations in the Conditions of Use within this zoning district or within the General Regulations or Special Conditions Sections of this bylaw.

Permitted Principal Uses	Use Specific Regulations
Single detached dwelling;	✓
<i>Multiple dwellings;</i>	

Permitted Accessory Uses	Use Specific Regulations
<i>Uses accessory to any permitted principal uses;</i>	
<i>Home based business;</i>	✓

Conditions of Use

303 .3 A single detached dwelling shall conform to the regulations in the NR-1 zoning districts for lots located east of Eighth Street and north of Sixth Avenue, otherwise they shall conform to the regulations in the RS-1 zoning district.

Density

303 .4 The floor space ratio shall not exceed the following:

	Lot depth of less than 36.5 metres (119.75 ft)	Lot depth of 36.5 metres (119.75 ft) or more
Above Grade Space	0.75 FSR	0.85 FSR



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Basement Space	0.15 FSR	0.15 FSR
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- 303 .5 For the purposes of this district, basement shall mean the lowest storey of a building which:
- (a) on the side of the building with the highest existing grade level, shall not, at any point along that side of the building, be more than 1 metre (3.28 feet) above the existing grade level; and
 - (b) on the side of the building with the lowest existing grade level, shall not at any point along that side of the building, be more than 2.5 metres (8.20 feet) above the existing grade level;

303 .6 A basement shall not extend beyond the walls of the level above.

Principal Building Height

303 .7 All *principal buildings* and *structures* shall not exceed a height of 10.67 metres (35 feet) as measured from averaged, existing grade at the four corners of the building to the highest point of the building.

Detached Accessory Building Regulations

- 303 .8 *Detached accessory buildings*:
- (a) shall not cover more than fifteen percent (15%) of the *site* area;
 - (b) shall not exceed one *storey*;
 - (c) shall not be located within the required *front yard*;
 - (d) shall not exceed 3.6 metres (12 feet) measured from the finished floor to the highest point of the building;
 - (e) shall not be enclosed on more than two sides, excluding the roof;
 - (f) shall not have dormers;
 - (g) shall not be located closer than 1 metre (3.28 feet) from the *principal building* ;
 - (h) in the case of a carport, where the vehicle entry faces the *lane*, shall not be located closer to a *lane* than 6.71 metres (22 feet), less the width of such *lane*;
 - (i) shall not be located closer than 4.57 metres (15 feet) from the corner of a *site* at an intersection of streets, at the intersection of lanes or at the intersection of a street and a *lane*;
 - (j) shall be located not closer than 1.52 metres (5 feet) from a *site line* bounded by a street;



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Off-Street Parking and Loading Requirements

- 303 .9 Off-street automobile parking shall be provided in accordance with the Off-Street Parking Regulation section of this bylaw except the following:
- (a) one (1) parking space per unit shall be provided;
 - (b) 0.1 parking space per unit shall be provided for visitor parking for units in a stratified development;
 - (c) visitor parking is not required in a non-stratified development;
 - (d) parking shall not be permitted in the front yard;
 - (e) where a site is abutted by a *lane* of 12 feet (3.66 metres) or more in width, all parking access is required from that *lane*;
 - (f) where a site is abutted by a lane of less than 12 feet (3.66 metres), or is not abutted by a lane, parking access may be provided by one driveway from a *street* if that driveway is less than 9 feet (2.74 metres) not more than 18 feet (5.49 metres) in width;
 - (g) parking shall not be located closer than 4.57 metres (15 feet) from the corner of a *site* at an intersection of streets, at the intersection of lanes or at the intersection of a street and a *lane*
- 303 .10 Off-street bicycle parking is required in accordance with the Laneway and Carriage House Design Guidelines within the City of New Westminster Official Community Plan.
- 303 .11 Off-street loading is not required.