



RS-1

SINGLE DETACHED DWELLING DISTRICTS

Intent: The intent of this district is to allow single detached dwellings in the Queen's Park, Glenbrooke, Victory Heights and Sapperton neighbourhoods. Secondary suites are allowed if the City's "Requirements for Secondary Suites" are met.

Key Information:

- Site Coverage: 35% of lot area
- Floor Space Ratio: 50% of lot area
- Height: maximum 25 feet to midpoint of roof
maximum 35 feet to peak of roof

1. SITE COVERAGE

Principal building not to cover more than 35% of lot area. Attached structures (e.g., porches, decks) not to cover more than 10% of lot area.

2. FLOOR SPACE RATIO (FSR)

FSR not to exceed 50% of lot area. FSR means the ratio between the total square footage of all floors of the house (floor space) to the lot size.

Example: $\frac{3,000 \text{ square foot house}}{6,000 \text{ square foot lot size}} = 50\% \text{ FSR}$

3. YARDS

Front Yard: not less than 20% of the site depth but need not exceed 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.

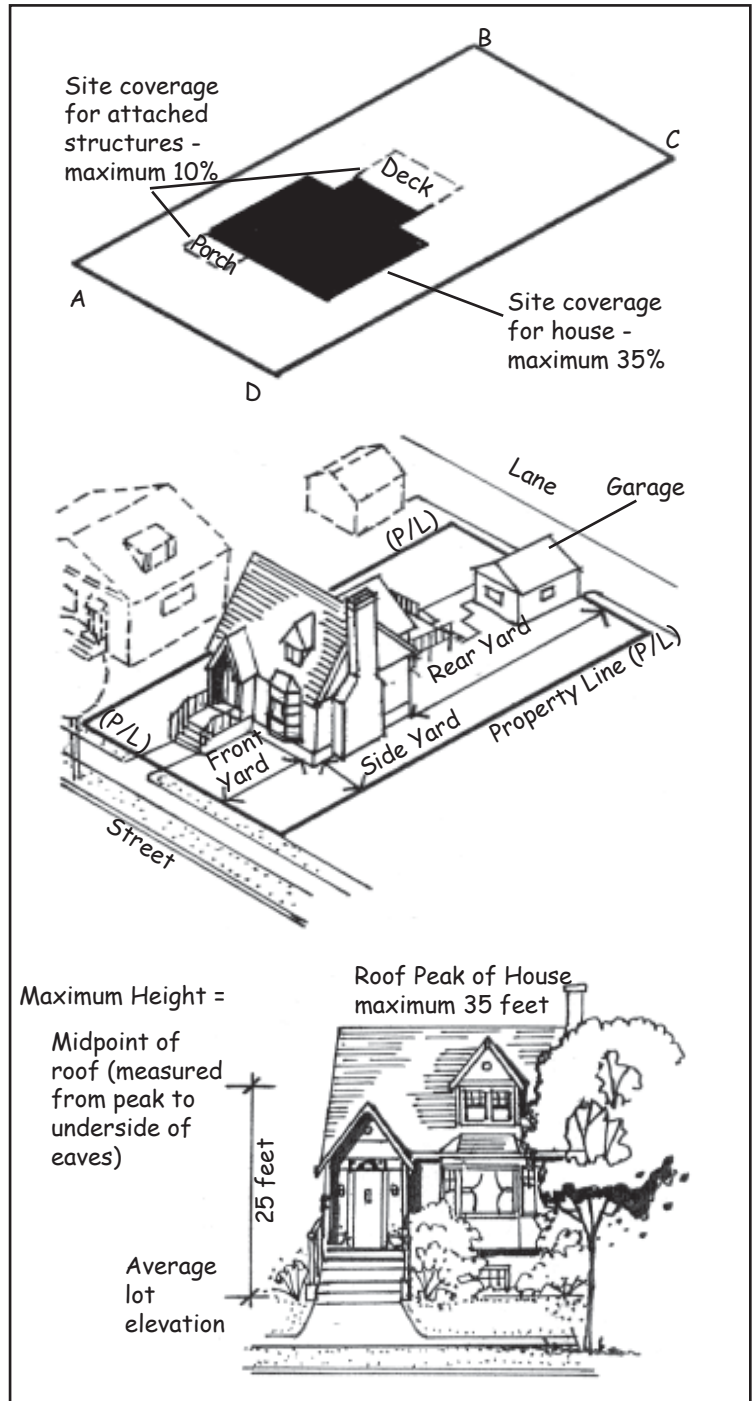
Side Yard: for lots with a frontage of 40 feet or more, side yards of not less than 10%, with any side yard not exceeding 5 feet. For lots less than 40 feet, 4 foot minimum side yards are required.

4. HEIGHT

Building Height: maximum 25 feet.

Roof Peak: maximum 35 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 sundeck, porches, garages, carports, hot tubs, swimming pools, greenhouses, etc.

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



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.

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