



# RQ-1

QUEENSBOROUGH  
NEIGHBOURHOOD  
RESIDENTIAL  
DWELLING DISTRICTS

**Intent:** The intent of this district is to allow single detached dwellings in the Queensborough neighbourhood. Regulations address floodplain concerns. 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 21 feet to midpoint of roof

*Note: Properties within this zone are located within the Fraser River floodplain. Flooding and subsidence covenants will apply.*

**1. SITE COVERAGE**

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

**2. FLOOR SPACE RATIO (FSR)**

FSR means the ratio between the total square footage 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: 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 not total less than 25% of the lot frontage, with any side yard not less than 4 feet.

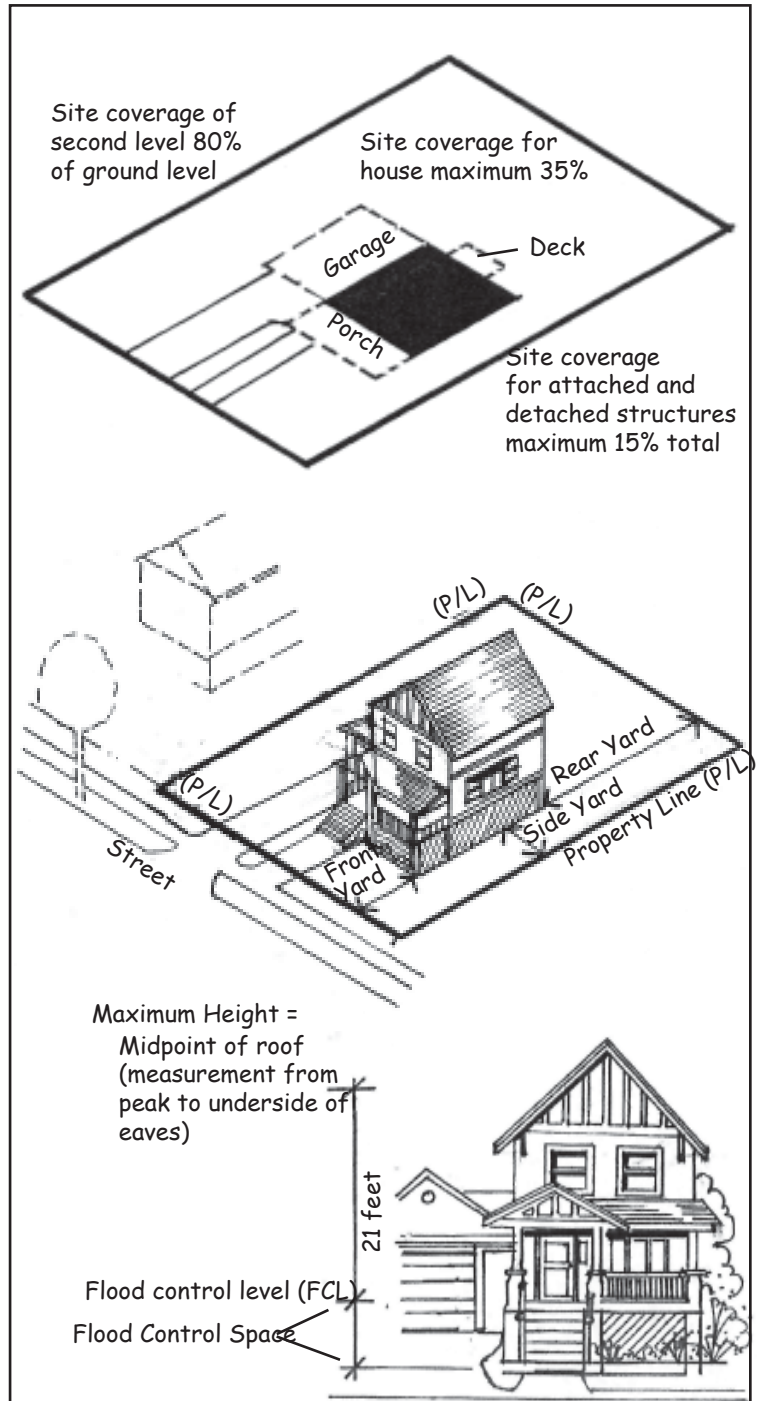
Example for 50 foot lot:  
50 feet x .25 = 12 feet total side yards

**4. HEIGHT**

Building height: midpoint of peaked roof not to exceed 21 feet from flood control level (FCL).

Flat roof: maximum 18 feet above FCL.

Flood Control Space: this space is not habitable space. It has a maximum height of 5 feet. The purpose of the space is to elevate the habitable levels of the house above the floodplain elevation of 11.5 feet above sea level.



*Note: This is a summary of the zoning schedule only. For additional details, see City of New Westminister 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.



### 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: The setback of the front wall of the house plus 2 feet where garage door is 10 feet wide or less, or, plus 5 feet where garage door or doors total greater than 10 feet in width.

### 3. SUNDECKS, PORCHES, BALCONIES

#### Allowable Projections

Into required front and rear yards: 4 feet.

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

Covered deck or porches: If attached to the rear or side walls of the house, shall not exceed 250 square feet. Not permitted above the first storey, excluding the crawl space.

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