

**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.

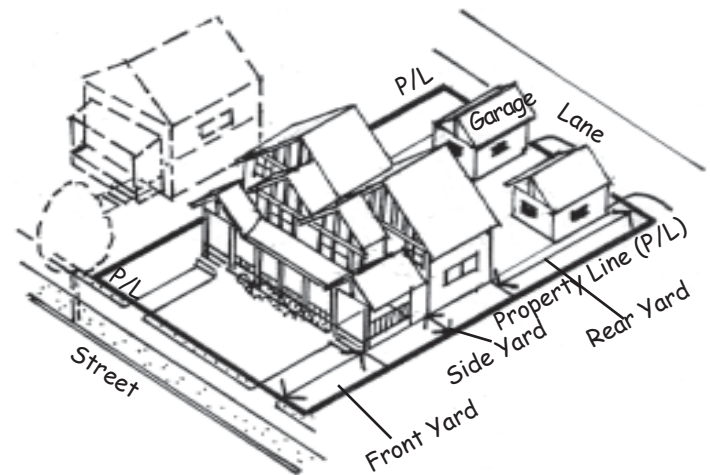
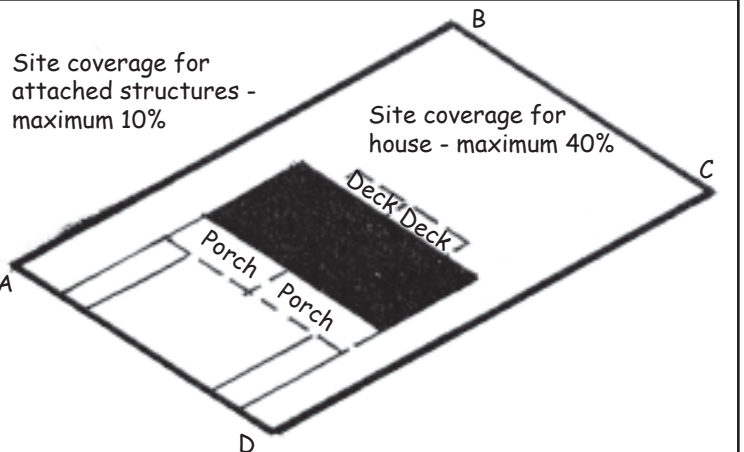
Example for 50 foot lot:  
 $50 \text{ feet} \times .25 = 12 \text{ feet total side yards}$

**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.

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