310 Single Detached Residential Districts (RS-1)

BYLAW 7936, 2017

310 .1 The intent of this district is to allow single detached dwellings, secondary suites, and laneway or carriage houses in residential neighbourhoods.

Permitted Uses

310 .2 The following principal and accessory uses are permitted in the RS-1 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.

BYLAW 7937, 2017

Permitted Principal Uses	Use Specific Regulations
Accommodation for youth in foster care and transitioning from foster care;	✓
Single detached dwellings;	
Public utilities;	
Women's transition houses;	

Permitted Accessory Uses	Use Specific Regulations
Uses accessory to any permitted *principal uses*;	
Detached accessory dwelling units;	
Home based business;	✓
Secondary suites;	
Keeping of not more than two lodgers or boarders or four foster children in a dwelling unit or more than eight child care children on a site;	

(BYLAW 8436, 2024)

Definitions

310 .3 Despite definitions elsewhere in the Bylaw, the following shall be defined as noted below for the purposes of this Zoning District:

310 .4 **Detached accessory area** means the numerical value determined by measuring the horizontal cross-sectional area of detached accessory buildings and structures on a site including:

(a) the floor area of all enclosed accessory buildings and structures including but not limited to garages, *detached accessory dwelling units* and sheds; and

(b) the site coverage of all unenclosed accessory buildings and structures including but not limited to carports, gazebos and swimming pools, and calculating the total of all such areas.

310 .5 **Attached accessory area** means the numerical value determined by measuring the horizontal cross-sectional area of all attached accessory buildings and structures on a site including but not limited to carports, gazebos, porches, decks and covered patios and calculating the total of all such areas. **(BYLAW 8436, 2024)**

310 .6 **Floor area** means the numerical value determined by measuring the horizontal cross-sectional area of all buildings on a site to the outside of the outer walls at each storey and calculating the total of all such areas, excluding:

(a) the net floor area within the principal building to be used exclusively for up to two parking spaces, to a maximum of 41.81 square metres (450 square feet), for buildings approved for construction before June 1, 2019 only, and; **(BYLAW 8067, 2019)**

(b) any area having a floor to ceiling height of 1.22 metres (4 feet) or less.

310 .7 **Floor space ratio** means the numerical value determined by dividing the floor area on a site by the site area.

Density - Units

310 .8 One principal dwelling unit is permitted per site.

310 .9 One additional accessory dwelling unit is permitted in the form of a secondary suite if all "Requirements for Secondary Suites" as set out in Section 190.29 of this Bylaw are complied with in all respects. Only with the provision of the required amenities will an increase in density be allowed. **(BYLAW 8436, 2024)**

310 .10 In addition to the principal dwelling unit and a secondary suite, one *detached accessory dwelling unit* is permitted.

Density – Principal Building Area

310 .11 The floor space ratio for the principal building shall not exceed 0.5.

310 .11 .1 The maximum floor space ratio on a parcel may be increased by:

(a) 0.01 if the building meets Step 3 of the Energy Step Code;
(b) 0.03 if the building meets Step 4 of the Energy Step Code; or
(c) 0.05 if the building meets Step 5 of the Energy Step Code, or is a Passive House.

(BYLAW 7953, 2018)

Site Area and Frontage

310 .12 A site shall be not less than 557.40 square metres (6,000 square feet) in area and shall have a frontage of not less than ten percent (10%) of its perimeter.

Principal Building Envelope

310 .13 All *principal buildings* and *structures* shall be sized and sited according to the following:

(BYLAW 7953, 2018)

Regulation	Requirement
Minimum Front Yard	5.79 metres (19 feet), twenty percent (20%) of the depth of the site, or the average depth of the front setback of existing principal buildings on sites on either side of the site, whichever is less.
Minimum *Rear Setback*	7.62 metres (25 feet) or twenty percent (20%) of the depth of the site, whichever is less.
Minimum *Side Setback*	For *lots* with a frontage of more than 12.19 metres (40 feet), ten percent (10%) of the width of the *lot* on each side of the *building*, or 1.52 metres (5 ft.), whichever is less.
	For *lots* with a frontage of 12.19 metres (40 ft.) or less, not less than 1.22 metres (4 ft.)
Maximum *Building Height*	7.62 metres (25 feet), or 8.84 metres (29 feet) for a principal building that meets Step 5 of the Energy Step Code, or is a Passive House.
Maximum *Peak Height*	10.67 metres (35 ft.) from height datum.
Maximum Site *Coverage*	Thirty five percent (35%)

Projections

310 .14 Projections are permitted in accordance with the relevant provisions of the 'Projections into Yards' portion of the General Regulations section of this Bylaw, except that projections for *detached accessory dwelling units* shall be permitted in accordance with the Laneway and Carriage House Design Guidelines within the City of New Westminster Official Community Plan.

Attached Accessory Structures

310 .15 The combined area of all attached accessory structures shall not exceed ten percent (10%) of the site area.

Detached Accessory Buildings Size

310 .16 The maximum permitted *detached accessory area* is 10% of the site area.

310 .17 The following are permitted in addition to the maximum *detached accessory area* otherwise permitted, provided they are attached to a *detached accessory dwelling unit*: **(BYLAW 8067, 2019)**

(a) up to 21 square metres (226 square feet) for a carport, and

(b) up to 3.0 square metres (32 square feet) for a front entry landing, and

(c) up to 7.0 square metres (75.3 square feet) for an uncovered, upper-level deck, and

(d) up to 3.0 square metres (32 square feet) for externally accessed bicycle parking, with a floor to ceiling height of 1.83 metres (6 feet) or less.

310 .18 The maximum permitted *detached accessory area* may be increased by up to 5% of the site area provided that there is a corresponding decrease in floor area of the principal building and the additional floor area is within a detached accessory dwelling unit.

Detached Accessory Dwelling Unit Regulations

310 .19 An accessory building which includes a *detached accessory dwelling unit*:

(a) shall not exceed a *detached accessory area* of 89 square metres (958 square feet) in area plus any increases in area permitted in section 310.19.1; **(BYLAW 8172, 2020; 8287, 2021; 8436, 2024; 8495, 2025)**

(b) shall not exceed a height of 7 metres (22.97 feet) as measured from the base height plane, as established by the Laneway and Carriage House Design Guidelines within the City of New Westminster Official Community Plan, to the highest point of the building;

(c) shall not have any portions of the structure used for parking a vehicle located closer to a lane than 22 feet (6.71 metres), less the width of such lane;

(d) shall not be located, nor have access taken from a point closer than 4.57 metres (15 feet) from the corner of the site at an intersection of two streets, the intersection of two lanes, or the intersection of a street and lane; and **(BYLAW 8067, 2019; 8172, 2020)**

(e) shall not include more than 21 square metres (226 square feet) for an enclosed garage within the detached accessory dwelling unit, except for an accessible dwelling unit, provided in accordance with the Laneway and Carriage House Design Guidelines within the City of New Westminster Official Community Plan, where not more than 27.9 square metres (300 square feet) for an enclosed garage shall be permitted. This area should be measured from the interior of the garage walls. **(BYLAW 8067, 2019; 8287, 2021)**

310 .19 .1 The maximum *detached accessory area* may be increased by: **(BYLAW 8436, 2024)**

(a) 0.01 if the detached accessory building meets Step 3 of the Energy Step Code;

(b) 0.03 if the detached accessory building meets Step 4 of the Energy Step Code; or

(c) 0.05 if the detached accessory building meets Step 5 of the Energy Step Code, or is a Passive House.

310 .20 A *detached accessory dwelling unit* is not permitted where full or partial dedication is needed from a site for a lane for the purposes of providing alternate vehicular access from a city collector, arterial or major road network as identified in the New Westminster Master Transportation Plan unless:

(a) a dedication of land or a Statutory Right-of-Way to the City for the purpose of providing a public access lane of a width not less than 6.0 metres (19.69 feet) is provided; and **(BYLAW 8067, 2019)**

(b) an on-site vehicle turnaround is provided in accordance with the Laneway and Carriage House Design Guidelines within the City of New Westminster Official Community Plan, so that no reversing of vehicles onto the city collector, arterial or major road is required to access the road.

For clarity, these requirements shall include lots with frontage on a city collector, arterial or major road network, as well as lots which abut the lane, or would abut a future lane, providing alternate access from the city collector, arterial or major road network after dedication or right-of-ways have been provided.

Detached Accessory Building without Detached Accessory Dwelling Unit Regulations

310 .21 Detached accessory buildings that do not contain a *detached accessory dwelling unit*:

(a) shall not exceed one *storey*, nor the following maximum *building heights*, as measured from the finished floor of the detached accessory building; **(BYLAW 8495, 2025)**

(i) in the case of a peaked roof, no portion of the roof shall exceed a height of 4.57 metres (15 feet), or

(ii) in the case of a roof having a pitch of 4:12 or less, no portion of the roof shall exceed a height of 3.6 metres (12 feet);

(b) shall not be located in the required front yard;

(c) shall not be located less than twice the width of the minimum required side setback from the window of a habitable room on an adjoining site unless such window is entirely above the roof line of the accessory building;

(d) if the detached structure is a garage or carport, it shall not be located closer to a lane than 6.71 metres (22 feet), less the width of such lane;

(e) if the detached structure is a swimming pool or swimming pool enclosure, shall not be less than 1.52 metres (5 feet) from side and rear site lines;

(f) shall not be less than 4.57 metres (15 feet) from the corner of the site at an intersection of a street and lane;

(g) shall not be less than 1.52 metres (5 feet) from any rear or side site line bounded by a street;

(h) shall not have dormers; and

(i) shall contain no plumbing fixtures other than one toilet and one sink.

Off-Street Parking and Loading Requirements

310 .22 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **BYLAW 8184, 2020**

310 .23 Despite provisions elsewhere in this bylaw, on sites with a *detached accessory dwelling unit*:

(a) parking spaces may be provided adjacent to windows used for residential purposes; and

(b) parking spaces may be laid out such that a vehicle is required to reverse for more than 10.06 metres (33 feet) to access a highway, unless an on-site vehicle turnaround is required by this district.

310 .24 Bicycle Parking is not required to be provided.

311 Single Detached Residential Districts (RS-2)

BYLAW 7936, 2017

311 .1 The intent of this district is to allow single detached dwellings and secondary suites, in residential neighbourhoods.

Single Detached Residential Districts RS-2 Regulations

311 .2 Development of sites zoned RS-2 shall comply with the regulations and requirements of the Single Detached Residential Dwelling District (RS-1), except:

(a) *Detached accessory dwelling units* shall not be a permitted use.

312. Residential Commercial Dwelling Districts (RS-3)

312.1 The intent of this district is to allow for neighbourhood commercial and associated residential uses in the Brow of the Hill neighbourhood.

Permitted Uses

312.2 The following uses and no others shall be permitted in the (RS-3) district:

312.3 *Single detached dwellings*

312.4 *Grocery stores provided that:*

a) the grocery store is located only at grade level;

b) the grocery store is located between the residential unit and the exterior side property line;

312.5 *Accessory buildings and uses provided that all accessory buildings and uses:*

312.6 *If detached accessory buildings,*

a) shall not be used as part of the grocery store use;

b) shall not exceed one storey and

i) in the case of a peaked roof, no portion of the roof shall exceed 4.57 metres(15 feet), or

ii) in the case of a roof having a pitch of 4:12 or less, no part of the roof shall exceed 3.6 metres (12 feet);

in each case measured from the finished floor of the detached accessory building. **(BYLAW 7437, 2010)**

c) shall not be located in the required front yard;

d) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site unless such window is above the roof of such accessory building;

e) if the detached structure is a garage or carport then it shall not be located closer to a lane than 22 feet (6.71 metres), less the width of such lane;

f) shall not be closer than 5 feet (1.52 metres) from side and rear site lines where such accessory building or use is a swimming pool or an enclosure of a swimming pool;

g) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

h) shall be located not closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;

i) shall not cover more than ten percent (10%) of the site area;

j) shall not be dormered; and **(BYLAW 7437, 2010)**

k) shall be limited to one toilet fixture and one sink fixture and no other plumbing fixtures. **(BYLAW 7743, 2015)**

312.7 *If the attached accessory buildings,*

a) shall not be used as part of the grocery store use;

b) where a portion of the principal building is used solely for an accessory greenhouse, parking structure, cover over a swimming pool, or a sundeck and for no other use, it shall be deemed to be an accessory building;

c) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of such accessory building;

d) shall not be located in the required front yard;

e) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site, unless such window is above the roof line of the accessory building;

f) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

g) shall be located not closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;

h) shall not cover more than ten percent (10%) of the site area.

Height

312.8 The height of the building shall not exceed 25 feet (7.62 metres).

Front Yard

312.9 No front yard is required.

Rear Yard

312.10 A rear yard shall be provided of not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres).

Side Yard

312.11 For lots with a frontage of 40 feet (12.19 metres) or more a side yard to an interior side lot line shall be provided on each side of the building of not less than ten percent (10%) of the width of the site, provided that the maximum width of any side yard need not exceed 5 feet (1.52 metres). For lots with a frontage of 40 feet (12.19 metres) or less a side yard shall be provided each side of the building of not less than 4 feet (1.22 metres).

312.12 No side yard is required to an exterior side lot line.

Site Coverage

312.13 All principal buildings, in total, shall not cover more than thirty-five percent (35%) of the site area.

Floor Space Ratio

312.14 Despite the definition of Floor Space Ratio elsewhere in this Bylaw, for the purpose of this Schedule, floor space ratio means the numerical factor determined by measuring the horizontal cross-sectional area of the principal building to the outside of the outer walls of the building at each storey and determining the total of all such areas, excluding:

a) the net floor area to be used exclusively for up to two parking spaces, to a maximum of 450 square feet (41.81 square metres);

b) any area having a floor to ceiling height of four feet (1.22 metres) or less.

(BYLAW 7537, 2012)

312.15 The total floor space ratio shall not exceed a factor of 0.5.

312.16 The floor space ratio for the grocery store shall not exceed a ratio of 0.15.

Site Area and Site Frontage

312.17 A site shall be not less than 6,000 square feet (557.4 square metres) in area and shall have a frontage of not less than ten percent (10%) of its perimeter, unless Council determines upon a lesser frontage, except in the case of a site registered in the Land Title Office, City of New Westminster prior to the final adoption of this Bylaw.

Off-Street Parking

312.18 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulation section of this Bylaw except that no parking shall be provided for the grocery store. **(BYLAW 8184, 2020)**

313 Single Detached Residential Districts (Queen's Park) (RS-4)

313 .1 The intent of this district is to support the objectives of the Queen's Park Heritage Conservation Area, designated in the Official Community Plan. This district provides additional density for lots developed with Queen's Park Advanced Category Houses, the preservation of which makes a significant contribution to the heritage value of the conservation area. This district allows single detached dwellings, secondary suites, and detached accessory dwellings in the Queen's Park neighbourhood.

Single Detached Residential Districts RS-4 Regulations

313 .2 Development of lots zoned RS-4 shall comply with the regulations and requirements of the Single Detached Residential Dwelling District (RS-1), except that in the case of a lot on which a *Queen's Park Advanced Category House* is located:

(a) the maximum floor space ratio is 0.7; and
(b) notwithstanding section 310.18, the maximum permitted *detached accessory area* may exceed 10%, provided that there is a corresponding decrease in floor area of the principal building, the additional floor area is within a detached accessory dwelling unit, and the floor area of the detached accessory dwelling unit does not exceed 89 square metres (958 square feet) .

314 Single Detached Residential Districts (Small Lots) (RS-5)

BYLAW 7936, 2017

314 .1 The intent of this district is to allow single detached dwellings, secondary suites, and laneway or carriage houses in residential neighbourhoods on small lots.

Single Detached Residential Districts (Small Lots) RS-5 Regulations

314 .2 Development of sites zoned RS-5 shall comply with the regulations and requirements of the Single Detached Residential Dwelling District (RS-1), except:

(a) the minimum site area for a single detached dwelling is 371.60 square meters (4,000 square feet); and

(b) *detached accessory dwelling units* shall only be permitted on lots designated '(RD) Residential Single Detached and Semi-Detached Housing', '(RGO) Residential – Ground Oriented Infill', or '(RLM) Residential – Limited Mid Rise' in the City of New Westminster Official Community Plan.

(BYLAW 8530, 2025)

315. Single Detached Dwelling Districts (Heritage) (RS-6)

315.1 In accordance with Council Policy #26, the intent of this district is to accommodate the moving of houses on the Heritage Resource Inventory which would otherwise be demolished; and enable the rebuilding or alteration of existing houses on the Heritage Resource Inventory which contribute to the character of a neighbourhood but which do not comply with the current zoning requirements.

Permitted Uses

315.2 The following uses and no others shall be permitted in the (RS-6) district:

315.3 *Single detached dwellings*

315.4 *The keeping of not more than two boarders or lodgers, four foster children in a dwelling unit or eight child care children in a single detached dwelling*
(BYLAW 6714, 2002)(BYLAW 6872, 2003)

315.5 *Home based businesses*

315.6 *Public utilities*

315.7 *Women's transition houses*

3.15.7.1 *Accommodation for youth in foster care and transitioning from foster care*
(BYLAW 7937, 2017)

315.8 *Accessory buildings and uses provided that all accessory buildings and uses:*

315.9 *If detached accessory buildings,*

a) shall not exceed one storey and

i) in the case of a peaked roof, no portion of the roof shall exceed 4.57 metres(15 feet), or

ii) in the case of a roof having a pitch of 4:12 or less, no part of the roof shall exceed 3.6 metres (12 feet);

in each case measured from the finished floor of the detached accessory building.
(BYLAW 7437, 2010)

b) shall not be located in the required front yard;

c) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site unless such window is above the roof line of such accessory building;

d) if the detached structure is a garage or carport then it shall not be located closer to a lane than 22 feet (6.71 metres), less the width of such lane;

e) shall not be closer than 5 feet (1.52 metres) from side and rear site lines where such accessory building or use is a swimming pool or an enclosure of a swimming pool;

f) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

g) shall be located not closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;

h) shall not cover more than ten percent (10%) of the site area;

i) shall not be dormered; and **(BYLAW 7437, 2010)**

j) shall be limited to one toilet fixture and one sink fixture and no other plumbing fixtures. **(BYLAW 7743, 2015)**

315.10 *If attached accessory buildings,*

a) that are accessory greenhouses, parking structures, swimming pool covers, decks, porches, or balconies shall be deemed to be accessory buildings; **(BYLAW 7294, 2008)**

b) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of such accessory building;

c) shall not be located in the required front yard;

d) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site, unless such window is above the roof line of the accessory building;

e) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

f) shall be located not closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;

g) shall not cover more than ten percent (10%) of the site area.

Height

315.11 The height of the building shall not exceed 25 feet (7.62 metres).

315.12 The peak of any roof shall not exceed 35 feet (10.67 metres).

Front Yard

315.13 A front yard shall be provided of not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres), provided however that where the lots fronting on one side of any street between two intersecting streets are occupied by buildings to the extent of forty percent (40%) or more of the total frontage (not including lots flanking on such streets), a building may be erected or structurally altered so as to project into the required front yard to the average depth of the front yard of existing buildings on either side of it.

Rear Yard

315.14 A rear yard shall be provided of not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres).

Side Yard

315.15 For lots with a frontage of 40 feet (12.19 metres) or more a side yard shall be provided on each side of the building of not less than ten percent (10%) of the width of the site, provided that the maximum width of any side yard need not exceed 5 feet (1.52 metres). For lots with a frontage of 40 feet (12.19 metres) or less a side yard shall be provided on each side of the building of not less than 4 feet (1.22 metres).

Site Coverage

315.16 All principal buildings in total shall not cover more than forty percent (40%) of the site area.

Floor Space Ratio

315.17 Despite the definition of Floor Space Ratio elsewhere in this Bylaw, for the purpose of this Schedule, floor space ratio means the numerical factor determined by dividing the horizontal cross-sectional area of the principal building measured to the outside of the outer walls of the building at each floor level by the site area, excluding: **(BYLAW 7537, 2012)**

a) the net floor area to be used exclusively for up to two parking spaces, to a maximum of 450 square feet (41.81 square metres);

b) any area having a floor to ceiling height of four feet (1.22 metres) or less;

c) any habitable space constructed within the projection of the outer walls with a finished floor elevation 6 or more feet (1.83 or more metres) below the height datum. **(BYLAW 8436, 2024)**

315.18 The floor space ratio shall not exceed a factor of 0.6.

Projections

315.19 Projections from the building are allowed in accordance with the relevant provisions of Sections 190.37 to 190.40 of this Bylaw.

Site Area and Site Frontage

315.20 A site shall be not less than 4,000 square feet (371.60 square metres) in area and shall have a frontage of not less than ten percent (10%) of its perimeter, unless Council determines upon a lesser frontage, except in the case of a site registered in the Land Title Office, City of New Westminster, prior to the final adoption of this Bylaw.

Off-Street Parking

315.21 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Secondary Suite Design Amenity

315.22 One additional accessory dwelling unit is permitted in the form of a secondary suite if all "Requirements for Secondary Suites" as set out in Section 190.29 of this Bylaw are complied with in all respects. Only with the provision of the required amenities will an increase in density be allowed. **(BYLAW 8436, 2024)**

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320 Neighbourhood Single Detached Residential District (NR-1)

BYLAW 7936, 2017

320 .1 The intent of this district is to allow single detached dwellings, secondary suites, and laneway or carriage houses in the West End, Kelvin and Connaught neighbourhoods.

Permitted Uses

320 .2 The following principal and accessory uses are permitted in the NR-1 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.

BYLAW 7937, 2017

Permitted Principal Uses	Use Specific Regulations
Accommodation for youth in foster care and transitioning from foster care;	✓
Single detached dwellings;	
Public utilities;	
Women's transition houses;	

Permitted Accessory Uses	Use Specific Regulations
Uses accessory to any permitted *principal uses*;	
Detached accessory dwelling units;	
Home based business;	✓
Secondary suites;	
Keeping of not more than two lodgers or boarders or four foster children in a dwelling unit or more than eight child care children on a site;	

(BYLAW 8436, 2024)

Definitions

320 .3 Despite definitions elsewhere in the Bylaw, the following shall be defined as noted below for the purposes of this Zoning District:

320 .4 **Average basement height above grade** means:

(a) the average of the distances between the main floor level and existing

grade measured at the corners of the principal building; or

(b) the weighted average of such distances measured along the entire perimeter of the principal building.

320 .5 **Basement** means either:

(a) for buildings approved for construction on or after January 1, 1997, the area of a principal building which is:

(i) more than 0.61 metres (2 feet); and

(ii) a maximum of 1.52 metres (5 feet)

from existing grade to the finished floor level above the area; or **(BYLAW 8436, 2024)**

(b) for buildings approved for construction before January 1, 1997, the lowest level of a principal building which has any of its height below grade.

320 .6 **Cellar** means the area of a principal building which is approved for construction on or after January 1, 1997 and which is a maximum of 0.91 metres (3 feet) from existing grade to the finished floor level above the area. **(BYLAW 8436, 2024)**

320 .7 **Detached accessory area** means the numerical value determined by measuring the horizontal cross-sectional area of detached accessory buildings and structures on a site including:

(a) the floor area of all enclosed accessory buildings and structures including but not limited to garages, *detached accessory dwelling units* and sheds; and

(b) the site coverage of all unenclosed accessory buildings and structures including but not limited to carports, gazebos and swimming pools,

and calculating the total of all such areas.

320.7.1 **Attached accessory area** means the numerical value determined by measuring the horizontal cross-sectional area of all attached accessory buildings and structures on a site including but not limited to carports, gazebos, porches, decks and covered patios and calculating the total of all such areas. **(BYLAW 8436, 2024)**

320 .8 **Existing grade** means the undisturbed ground level as indicated on a survey prepared and certified by a British Columbia Land Surveyor provided that localized depressions will not be considered in this determination.

320 .9 **Flat roof** means:

(a) a roof with less than a 4 in 12 pitch;

(b) a roof which does not form a peak; or

(c) a roof system the main roof of which does not form a peak when viewed from any elevation.

320 .10 **Floor area** means the numerical value determined by measuring the horizontal cross-sectional area of all buildings on a site to the outside of the outer walls at each storey and calculating the total of all such areas, excluding:

(a) the cellar; and

(b) any area having a floor to ceiling height of 1.22 metres (4 feet) or less.

320 .11 **Floor space ratio** means the numerical value determined by dividing the floor area on a site by the site area.

320 .12 **Localized depression** means areas for window wells and for entrances for pedestrians which shall not exceed the following:

(a) an area of 1.49 square metres (16 sq. feet) for pedestrian entrances, excluding stairways;

(b) an area of 2.79 square metres (30 sq. feet) for pedestrian entrances to a secondary suite, excluding stairways;

(c) a width of 0.91 metres (3 feet) as measured from the foundation wall to the exposed face of any localized depression; and

(d) a combined total of 25% of the length of the adjacent foundation wall.

320 .12 .1 **Lower Level Floorplate** includes 100% of the area of porches and verandahs attached soley to the front and side walls of the lower level of the principal building and 50% of the area of porches, verandahs, and sundecks that are attached soley to the rear wall. **BYLAW 8172, 2020**

Density – Units

320 .13 One principal dwelling unit is permitted per site.

320 .14 One additional accessory dwelling unit is permitted in the form of a secondary suite if all "Requirements for Secondary Suites" as set out in Section 190.29 of this Bylaw are complied with in all respects. Only with the provision of the required amenities will an increase in density be allowed. **(BYLAW 8436, 2024)**

320 .15 In addition to the principal dwelling unit and a secondary suite, one *detached accessory dwelling unit* is permitted.

Density – Principal Building Area for Buildings Constructed in 1997 or Later

320 .16 Principal buildings approved for construction on or after January 1, 1997 shall not exceed a floor space ratio of 0.5 provided that the floor space ratio of all floors above a basement, cellar or slab level shall not exceed a floor space ratio of 0.4.

320 .16 .1 The maximum floor space ratio of all floors above a basement, cellar or slab level on a parcel may be increased by: **(BYLAW 7953, 2018)**

(a) 0.01 if the building meets Step 3 of the Energy Step Code;
(b) 0.03 if the building meets Step 4 of the Energy Step Code; or
(c) 0.05 if the building meets Step 5 of the Energy Step Code, or is a Passive House

Density – Principal Building Area for Buildings Constructed Prior to 1997

320 .17 Principal buildings approved for construction before January 1, 1997 shall not exceed a floor space ratio of 0.4 above a basement, slab or crawl space level.

320 .18 The total floor space ratio on a site shall not exceed that indicated in the table below:

Average *Basement Height Above Grade*		Maximum Total Floor Space Ratio
From	Less Than	
-	0.61 metres (2 feet)	0.75 Floor Area Ratio
0.61 metres (2 feet)	0.91 metres (3 feet)	0.65 Floor Area Ratio
0.91 metres (3 feet)	1.22 metres (4 feet)	0.60 Floor Area Ratio
1.22 metres (4 feet)	1.83 metres (6 feet)	0.50 Floor Area Ratio

320 .19 For any site with an average basement height above grade of more than 1.83 metres (6 feet) but less than 2.13 metres (7 feet), the total permitted floor space ratio shall not exceed the amount determined by the following calculation:

Maximum FSR = 0.4 + 0.1 (2.13 Metres – Average Basement Height Above Grade in Metres)

320 .20 For any site with an average basement height above grade of more than 2.13 metres (7 feet), the total permitted floor space ratio shall not exceed 0.40.

Site Area and Frontage

320 .21 A site shall be not less than 557.40 square metres (6,000 square feet) in area and shall have a frontage of not less than ten percent (10%) of its perimeter.

Principal Building Envelope

320 .22 All *principal buildings* and *structures* shall be sized and sited according to the following: **(BYLAW 7953, 2018; 7924, 2018)**

Regulation	Requirement
Minimum Front Yard	5.79 metres (19 feet), twenty percent (20%) of the depth of the site, or the average depth of the front setback of existing principal buildings on sites on either side of the site, whichever is less.
Minimum *Rear Setback*	7.62 metres (25 feet) or twenty percent (20%) of the depth of the site, whichever is less.
Minimum *Side Setback*	1.22 metres (4 ft.)
Minimum Combined Side Setbacks	Twenty five percent (25%) of the frontage of the site.
Maximum *Building Height*	7.62 metres (25 feet), or 8.84 metres (29 feet) for a principal building that meets Step 5 of the Energy Step Code, or is a Passive House. 6.09 metres (20 feet) for Flat or Mansard Roofs.
Maximum *Peak Height*	10.67 metres (35 ft.) from height datum.
Maximum Site *Coverage*	A principal building shall not cover more than thirty five percent (35%) of the *site* area.
Maximum Upper Level Floor Plate	If the *building* has two habitable levels above grade, then the upper habitable level floor area is limited to eighty percent (80%) of the lower level or floorplate.

(BYLAW 8172, 2020)

320 .23 No portion of a basement, cellar or crawl space shall extend beyond the perimeter of the floor above it.

Projections

320 .24 Projections are permitted in accordance with the relevant provisions of the 'Projections into Yards' portion of the General Regulations section of this Bylaw, except that projections for *detached accessory dwelling units* shall be permitted in accordance with the Laneway and Carriage House Design Guidelines within the City of New Westminster Official Community Plan.

Attached Accessory Structures

320 .25 The combined area of all attached accessory structures shall not exceed ten percent (10%) of the site area.

Detached Accessory Buildings Size

320 .26 The maximum permitted *detached accessory area* is ten percent (10%) of the site area.

320 .27 The following are permitted in addition to the maximum *detached accessory area* otherwise permitted, provided they are attached to a *detached accessory dwelling unit*: **(BYLAW 8067, 2019; 8172, 2020)**

(a) up to 21 square metres (226 square feet) for a carport, and
(b) up to 3.0 square metres (32 square feet) for a front entry landing, and
(c) up to 7.0 square metres (75.3 square feet) for an uncovered, upper-level deck, and
(d) up to 3.0 square metres (32 square feet) for externally accessed bicycle parking, with a floor to ceiling height of 1.83 metres (6 feet) or less.

320 .28 The maximum permitted *detached accessory area* may be increased by up to 5% of the site area provided that there is a corresponding decrease in floor area of the principal building above any basement, cellar or slab level and the additional floor area is within a detached accessory dwelling unit.

Detached Accessory Dwelling Unit Regulations

320 .29 An accessory building which includes a *detached accessory dwelling unit*: **(BYLAW 8172, 2020; 8436, 2024; 8495, 2025)**

(a) shall not exceed a *detached accessory area* of 89 square metres (958 square feet) in area plus any increases in area permitted in section 320.29.1;

(b) shall not exceed a height of 7 metres (22.97 feet) as measured from the base height plane, as established by the Laneway and Carriage House Design Guidelines within the City of New Westminster Official Community Plan, to the highest point of the building;

(c) shall not have any portions of the structure used for parking a vehicle located closer to a lane than 22 feet (6.71 metres), less the width of such lane; **(BYLAW 8067, 2019; 8172, 2020)**

(d) shall not be located, nor have access taken from a point closer than 4.57 metres (15 feet) from the corner of the site at an intersection of two streets, the intersection of two lanes or at an intersection of a street and lane; and

(e) shall not include more than 21 square metres (226 square feet) for an enclosed garage within the detached accessory dwelling unit, except for an accessible dwelling unit, provided in accordance with the Laneway and Carriage House Design Guidelines within the City of New Westminster Official Community Plan, where not more than 27.9 square metres (300 square feet) for an enclosed garage shall be permitted. This area should be measured from the interior of the garage walls. **(BYLAW 8067, 2019; 8287, 2021)**

320 .29 .1 The *maximum detached accessory area* may be increased by: **(BYLAW 8436, 2024)**

(a) 0.01 if the building meets Step 3 of the Energy Step Code;
(b) 0.03 if the building meets Step 4 of the Energy Step Code;
(c) 0.05 if the building meets Step 5 of the Energy Step Code, or is a Passive House.

320 .30 A *detached accessory dwelling unit* is not permitted where full or partial dedication is needed from a site for a lane for the purposes of providing alternate vehicular access from a city collector, arterial or major road network as identified in the New Westminster Master Transportation Plan unless:

(a) a dedication of land or a Statutory Right-of-Way to the City for the purpose of providing a public access lane of a width not less than 6.0 metres (19.69 feet) is provided; and **(BYLAW 8067, 2019; 8172, 2020)**

(b) an on-site vehicle turnaround is provided in accordance with the Laneway and Carriage House Design Guidelines within the City of New Westminster Official Community Plan, so that no reversing of vehicles onto the city collector, arterial or major road is required to access the road.

For clarity, these requirements shall include lots with frontage on a city collector, arterial or major road network, as well as lots which abut the lane, or would abut a future lane, providing alternate access from the city collector, arterial or major road network after dedication or right-of-ways have been provided.

Detached Accessory Building without Detached Accessory Dwelling Unit Regulations

320 .31 Detached accessory buildings that do not contain a *detached accessory dwelling unit*:

(BYLAW 8495, 2025)

(a) shall not exceed one *storey*, nor the following maximum *building heights*, as measured from the finished floor of the detached accessory building;

(i) in the case of a peaked roof, no portion of the roof shall exceed a height of 4.57 metres (15 feet), or

(ii) in the case of a roof having a pitch of 4:12 or less, no portion of the roof shall exceed a height of 3.6 metres (12 feet);

(b) shall not be located in the required front yard;

(c) shall not be located less than twice the width of the minimum side setback from the window of a habitable room on an adjoining site unless such window is entirely above the roof line of the accessory building;

(d) if the detached structure is a garage or carport, it shall not be located closer to a lane than 6.71 metres (22 feet), less the width of such lane;

(e) if the detached structure is a swimming pool or swimming pool enclosure, shall not be less than 1.52 metres (5 feet) from side and rear site lines;

(f) shall not be less than 4.57 metres (15 feet) from the corner of the site at an intersection of a street and lane;

(g) shall not be less than 1.52 metres (5 feet) from any rear or side site line bounded by a street;

(h) shall not have dormers; and

(i) shall contain no plumbing fixtures other than one toilet and one sink.

Off-Street Parking and Loading Requirements

320 .32 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **BYLAW 8184, 2020**

320 .33 Despite provisions elsewhere in this bylaw, on sites with a *detached accessory dwelling unit*:

(a) parking spaces may be provided adjacent to windows used for residential purposes; and

(b) parking spaces may be laid out such that a vehicle is required to reverse for more than 10.06 metres (33 feet) to access a highway, unless an on-site vehicle turnaround is required by this district.

320 .34 Bicycle Parking is not required to be provided; **(BYLAW 8067, 2019)**

321 Neighbourhood Single Detached Residential Districts (NR-2)

BYLAW 7936, 2017

321 .1 The intent of this district is to allow single detached dwellings and secondary suites in the West End, Kelvin and Connaught neighbourhoods.

Single Detached Residential Districts NR-2 Regulations

321 .2 Development of sites zoned NR-2 shall comply with the regulations and requirements of the Neighbourhood Single Detached Residential Dwelling District (NR-1), except:

(a) *Detached accessory dwelling units* shall not be a permitted use.

324 Neighbourhood Single Detached Residential District (Small Lots) (NR-5)

BYLAW 7936, 2017

324 .1 The intent of this district is to allow single detached dwellings and, secondary suites and laneway or carriage houses in the West End, Kelvin and Connaught neighbourhoods on small lots.

Single Detached Residential Districts (Small Lots) NR-5 Regulations

324 .2 Development of sites zoned NR-5 shall comply with the regulations and requirements of the Neighbourhood Single Detached Residential Dwelling District (NR-1), except:

(a) the minimum site area for a single detached dwelling is 371.60 square meters (4,000 square feet); and

(b) *detached accessory dwelling units* shall only be permitted on lots designated '(RD) Residential Single Detached and Semi-Detached Housing', '(RGO) Residential – Ground Oriented Infill', or '(RLM) Residential – Limited Mid Rise' in the City of New Westminster Official Community Plan.

(BYLAW 8530, 2025)

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 convenants will apply.

NEW WESTMINSTER

RQ-1

QUEENSBOROUGH NEIGHBOURHOOD RESIDENTIAL DWELLING DISTRICTS

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: 3,000 square foot house = 50% FSR
6,000 square foot lot size

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.

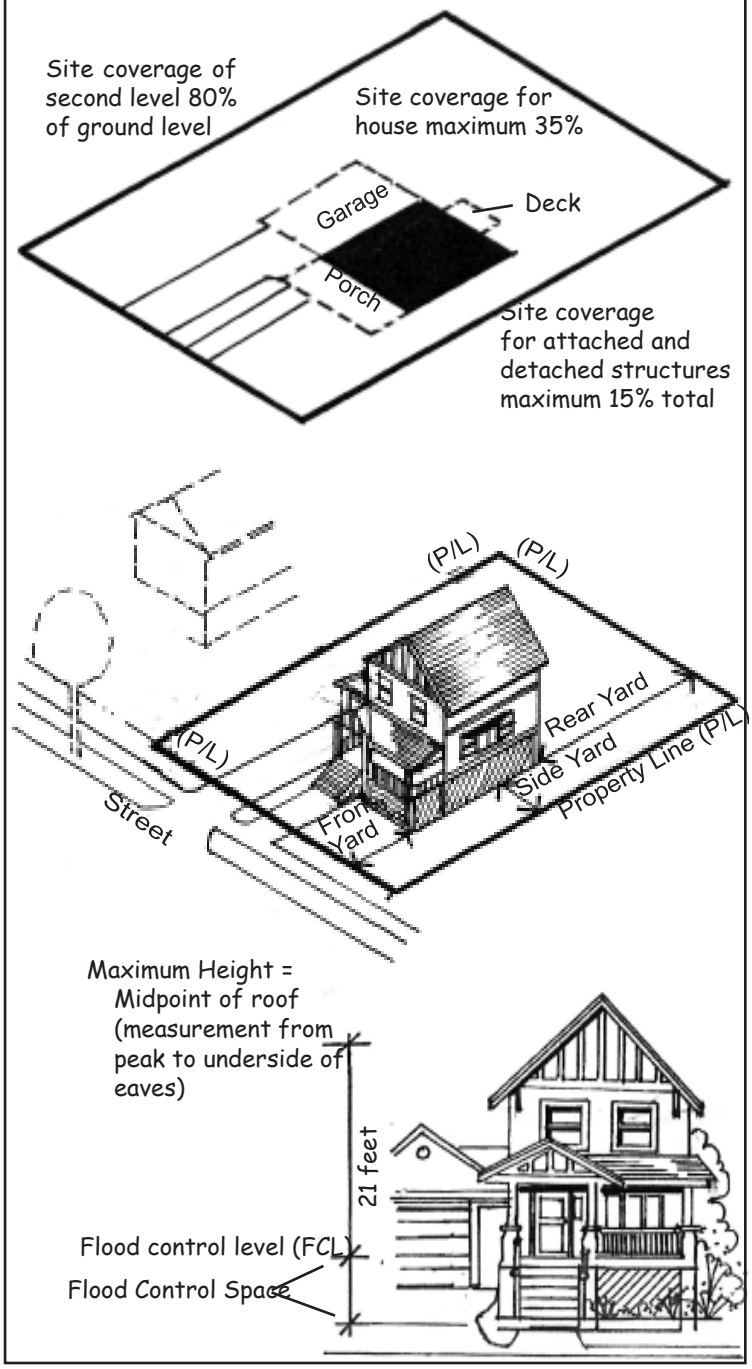
Example for 50 foot lot:
50 feet x .25 = 12.5 feet total side yards

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 Westminster Zoning Bylaw No. 6680, 2001.

Accessory Buildings and Structures

Includes sundecks, porches, garages, carports, hot tubs, swimming pools, greenhouses, etc.

accessory buildings.

NEW WESTMINSTER

RQ-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: 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

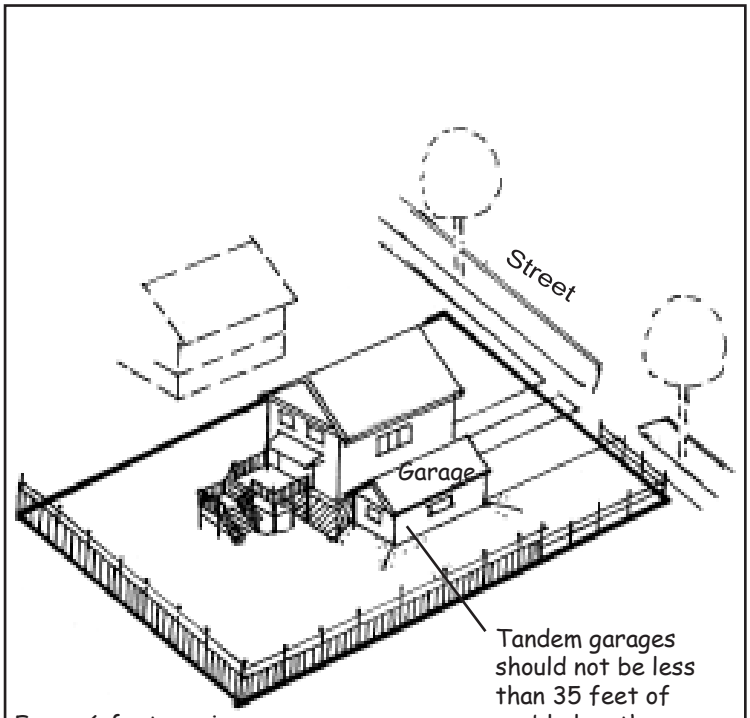
Allowable Projections

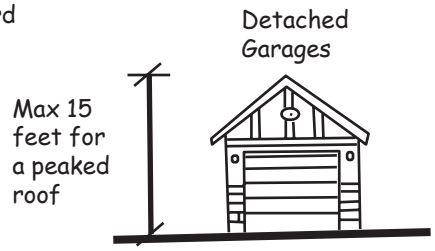
Into required front and rear yards: 4 feet.

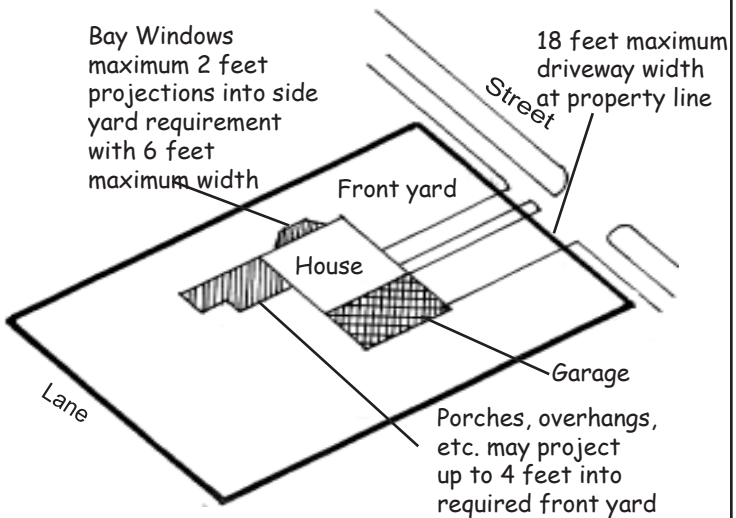
Into minimum required side yards: 4 feet or half the width of the side yard, or whichever is less.

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.

City of New Westminster
Phone: (604) 527-4532 Fax: (604) 527-4511
Web: www.city.new-westminster.bc.ca/cityhall/planning/index.htm







330 Queensborough Neighbourhood Residential Dwelling Districts

detached dwellings reflecting neighbourhood standards in the Queenborough neighbourhood. Regulations have been made to address flood plain concerns.

RQ-1

Permitted Uses

330.2 The following uses and no others shall be permited in the (RQ-1) district:

330.3 Single detached dwellings

330.4 The keeping of not more than two boarders or lodgers nor more that four foster children in a dwelling unit nor more than eight child care children in a single detached dwelling
(BYLAW 6714, 2002) (BYLAW 6872, 2003)

330.5 *Home based businesses*

330.6 *Public utilities*

330.7 *Women's transition houses*

330.7.1 *Accommodation for youth in foster care and transitioning from foster care;*
(BYLAW 7937,2017)

330.8 *Accessory buildings and uses provided that all accessory buildings and uses:*

330.9 *If detached accessory buildings,*

a) shall not exceed one storey and

(i) in the case of a peaked roof no portion of the roof shall exceed 4.57 metres (15 feet), or

(ii) in the case of a roof having a pitch of 4:12 or less , no part of the roof shall exceed 3.6 metres (12 feet);

in each case measured from the finished flor of the detached accessory building
(BYLAW 7437, 2010)

b) shall not be located in the required front yard;

c) shall not be located closer than twice the width of the minimum required side yard from the window of a habitable room on an adjoining site unless such window is above the roof line of such accessory building;

d) If the detached structure is a garage or carport then it shall not be located closer to a lane than 22 feet (6.71 metres), less the width of such lane;

e) If the detached structure is a garage or carport and lane access is required then the garage or carport shall be sited within 10 feet (3.05 metres) of such lane;

f) shall not be closer than 5 feet (1.52 metres) from side and rear site lines where such accessory building or use is a swimming pool or an enclosure of a swimming pool;

g) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

h) shall be located not closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;

i) shall in total with the attached accessory uses not cover more than fifteen percent (15%) of the site area;

j) shall not be dormered; and **(BYLAW 7437, 2010)**

k) shall be limited to one toilet fixture and one sink fixture and no other plumbing fixtures. **(BYLAW 7743, 2015)**

330.10 *If attached accessory buildings,*

a) that are accessory greenhouses, parking structures, swimming pool covers, decks, porches, or balconies shall be deemed to be accessory buildings; **(BYLAW 7294, 2008)**

b) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of such accessory building;

c) shall not be located in the required front yard;

d) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site, unless such window is above the roof line of the accessory building;

e) If the attached accessory use is a garage, then it shall be located not closer than the front yard setback of the principal building plus 2 feet (.61 metres) where the garage door is 10 feet (3.05 metres) or less wide, or, the front yard setback of the principal building plus 5 feet (1.52 metres) where the garage door or doors total greater than 10 feet (3.05 metres) in width;

f) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

g) shall in total with the detached accessory uses not cover more than fifteen percent (15%) of the site area;

h) Covered decks or porches attached to the rear or side walls of the house shall not exceed 250 square feet (23.23 square metres);

i) Covered decks or porches shall not be permitted above 3.89 metres (12.75 feet). **(BYLAW 7623, 2013)**.

Height

330.11 The height of a peaked roof building shall not exceed 21 feet (6.40 metres) except that where a building is proposed which has two habitable levels which have a floor to ceiling height of 9 feet (2.74 metres) or greater, then a building height of 21.5 feet (6.55 metres) is permitted.

330.12 The height of a flat or mansard roof building shall not exceed 18 feet (5.49 metres).

330.13 For the purposes of this section a flat roof means:

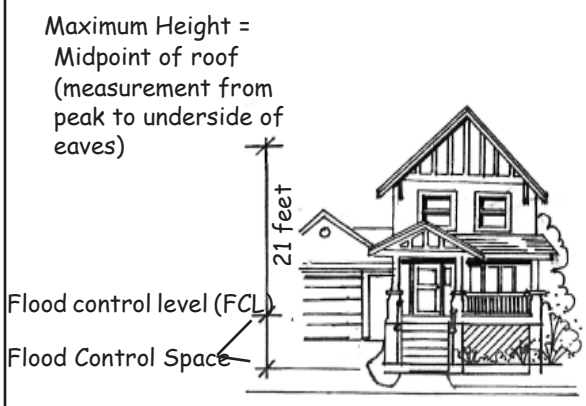
a) a roof with less than a 4 in 12 pitch;

b) a roof which does not form a peak at its proposed pitch; or

c) a roof system where the main roof does not form a peak when viewed from any elevation.

330.13.1 The height of a building that meets Step 5 of the Energy Step Code, or is a Passive House, may be increased by 1.22 meters (4 feet) above the height specified in subsections 330.11 or 330.12

(BYLAW 7953, 2018)

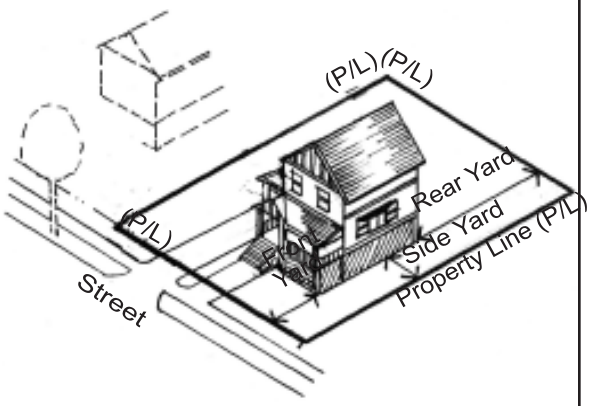


Front Yard

330.14 A front yard shall be provided of not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres), provided however, that where the lots fronting on one side of any street between two intersecting streets are occupied by buildings to the extent of forty percent (40%) or more of the total frontage (not including lots flanking on such streets), a building may be erected or structurally altered so as to project into the required front yard to the average depth of the front yards of existing buildings on either side of it.

Rear Yard

330.15 A rear yard shall be provided of not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres).



Note: Drawings are provided for illustrative purposes only. The text of the Bylaw shall prevail over any conflict or inconsistency.

Side Yard

330.16 The total required side yards shall not be less than twenty-five percent (25%) of the frontage of the lot, provided that a side yard shall be provided on each side of the building of not less than 4 feet (1.22 metres).

Site Coverage

330.17 All principal buildings in total shall not cover more than thirty-five percent (35%) of the site area.

330.18 If the building has two habitable levels, then the upper habitable level is limited to eighty percent (80%) of the lower level or floorplate.

330.19 For the purpose of this Schedule, a floorplate means the floor area of the lowest habitable level of the house, plus the area of all attached accessory uses attached to the front and side walls of the house.

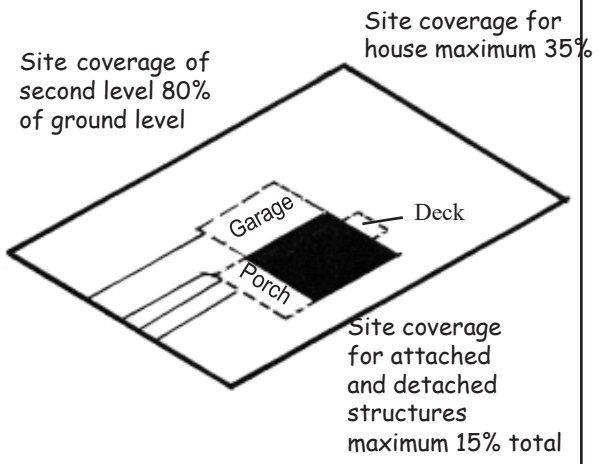
Floor Space Ratio

330.20 Despite the definition of Floor Space Ratio elsewhere in this Bylaw, for the purpose of this Schedule, floor space ratio means, the numerical factor determined by measuring the horizontal cross sectional area of the principal building measured to the outside of the outer walls of the building at each habitable level, including the area of an attached garage, and determining the total of all such areas, excepting:

(BYLAW 7537, 2012)

a) the area required for one parking space, to a maximum of 225 square feet (20.90 square metres); **(BYLAW 8287, 2021)**

b) the area required for a second parking space, where the space is located tandem to the first parking space, to a maximum of 225 square feet (20.90 square metres);



Note: Drawings are provided for illustrative purposes only. The text of the Bylaw shall prevail over any conflict or inconsistency.

c) the area equal to that of any porch, attached to the front wall of the house, which has a minimum of 100 square feet (9.29 square metres), to a maximum exemption of 250 square feet (23.23 square metres);

d) any area having a floor to ceiling height of four feet (1.22 metres) or less;

e) in the case where the property has a Flooding Covenant or Flooding and Subsidence Covenant registered on the property title, any area below a geodetic elevation of 11.53 feet (3.53 metres) having a height of 5.0 feet (1.76 metres) or less;

and dividing this by the site area.

330.21 The maximum floor space on a parcel shall be calculated in accordance with the following table, except that the maximum floor space may be increased by a floor space ratio of:

(d) 0.01 if the building meets Step 3 of the Energy Step Code;

(e) 0.03 if the building meets Step 4 of the Energy Step Code; or

(f) 0.05 if the building meets Step 5 of the Energy Step Code, or is a Passive House.

(BYLAW 7953, 2018)"

Lot Size - Greater than or equal to (square feet)	Lot Size - Less Than (square feet)	Maximum Allowed Floor Space (square feet)
0	4000	The total floor space ration shall not exceed a factor of 0.5
4000	4100	2400
4100	4200	2435
4200	4300	2470
4300	4400	2505
4400	4500	2540
4500	4600	2575

Note: Drawings are provided for illustrative purposes only. The text of the Bylaw shall prevail over any conflict or inconsistency.

Lot Size - Greater than or equal to (square feet)	Lot Size - Less Than (square feet)	Maximum Allowed Floor Space (square feet)
4600	4700	2610
4700	4800	2645
4800	4900	2680
4900	5000	2715
5000	5100	2750
5100	5200	2775
5200	5300	2800
5300	5400	2825
5400	5500	2850
5500	5600	2875
5600	5700	2900
5700	5800	2925
5800	5900	2950
5900	6000	2975
6000	-----	The total floor space ratio shall not exceed a factor of 0.5

Projections

330.22 Projections from the building are allowed in accordance with the relevant provisions of Sections 190.37 to 190.40 of this Bylaw.

Site Area and Site Frontage

330.23 Other than where the provisions of Section 190.36 of this Bylaw apply, a site shall be not less than 4,000 square feet (371.60 square metres) in area and shall have a frontage of not less than ten percent (10%) of its perimeter, unless Council determines upon a lesser frontage, except in the case of a site registered in the New Westminster Land Title Office, prior to the final adoption of this Bylaw.

Note: Drawings are provided for illustrative purposes only. The text of the Bylaw shall prevail over any conflict or inconsistency.

Off-Street Parking

330.24 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw.
(BYLAW 8184, 2020)

Secondary Suite Design Amenity

330.25 One additional accessory dwelling unit is permitted in the form of a secondary suite if all "Requirements for Secondary Suites" as set out in Section 190.29 of this Bylaw are complied with in all respects. Only with the provision of the required amenities will an increase in density be allowed. **(BYLAW 8436, 2024)**

Rental Tenure

330.26 The tenure of housing units on the following parcels of land is limited to residential rental tenure: **(BYLAW 8078, 2019)**

LOT "B" EXCEPT: PART DEDICATED ROAD ON PLAN BCP4181;DISTRICT LOT 757 GROUP 1 PLAN 5254 (200 Fenton Street)

LOT 31 DISTRICT LOT 757 GROUP 1 PLAN 2366 (350 Fenton Street)

LOT 30 DISTRICT LOT 757 GROUP 1 PLAN 2366 (354 Fenton Street)

LOT 29 DISTRICT LOT 757 GROUP 1 PLAN 2366 (358 Fenton Street)

LOT 28 DISTRICT LOT 757 GROUP 1 PLAN 2366 (362 Fenton Street)

LOT 27 DISTRICT LOT 757 GROUP 1 PLAN 2366 (366 Fenton Street)

LOT 26 DISTRICT LOT 757 GROUP 1 PLAN 2366 (370 Fenton Street)

SOUTHERLY HALF LOT 25 DISTRICT LOTS 757 AND 758 GROUP 1 PLAN 2366 (374 Fenton Street)

Note: Drawings are provided for illustrative purposes only. The text of the Bylaw shall prevail over any conflict or inconsistency.

NORTHERLY HALF LOT 25 DISTRICT LOT 757 GROUP 1 HAVING A FRONTAGE OF 33 FEET ON AN UNNAMED STREET BY UNIFORM FULL DEPTH OF SAID LOT AND ADJOINING LOT 24 PLAN 2366 (374 Fenton Street)

LOT 24 DISTRICT LOT 757 GROUP 1 PLAN 2366 (378 Fenton Street)

LOT 23 DISTRICT LOT 757 GROUP 1 PLAN 2366 (378 Fenton Street)

Note: Drawings are provided for illustrative purposes only. The text of the Bylaw shall prevail over any conflict or inconsistency.

331. Queensborough Neighbourhood Residential Dwelling Districts (Small Lots) (RQ-5)

331.1 The intent of this district is to allow single detached dwellings reflecting neighbourhood standards in the Queensborough neighbourhood. Regulations have been made to address floodplain concerns.

Permitted Uses

331.2 The following uses and no others shall be permitted in the (RQ-5) district:

331.3 *Single detached dwellings*

331.4 *The keeping of not more than two borders or lodgers, four foster children in a dwelling unit or eight child care children in a single detached dwelling;*

(BYLAW 6714, 2002; 6872, 2003)

331.5 *Home based businesses*

331.6 *Public utilities*

331.7 *Women's transition houses*

331.8 *Accessory buildings and uses provided that all accessory buildings and uses:*

331.9 *If detached accessory buildings,*

a) shall not exceed one storey and

i) in the case of a peaked roof, no portion of the roof shall exceed 4.57 metres(15 feet), or

ii) in the case of a roof having a pitch of 4:12 or less, no part of the roof shall exceed 3.6 metres (12 feet);

in each case measured from the finished floor of the detached accessory building.

(BYLAW 7437, 2010)

b) shall not be located in the required front yard;

c) shall not be located closer than twice the width of the minimum required side yard from the window of a habitable room on an adjoining site unless such window is above the roof line of such accessory building;

d) If the detached structure is a garage or carport then it shall not be located closer to a lane than 22 feet (5.71 metres), less the width of such lane;

e) If the detached structure is a garage or carport and lane access is required then the garage or carport shall be sited within 10 feet (3.05 metres) of such lane;

f) shall not be closer than 5 feet (1.52 metres) from side and rear site lines where such accessory building or use is a swimming pool or an enclosure of a swimming pool;

g) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

h) shall be located not closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;

i) shall in total with the attached accessory uses not cover more than fifteen percent (15%) of the site area;

j) shall not be dormered; and **(BYLAW 7437, 2010)**

k) shall be limited to one toilet fixture and one sink fixture and no other plumbing fixtures.

(BYLAW 7743, 2015)

331.10 *If attached accessory buildings,*

a) that are accessory greenhouses, parking structures, swimming pool covers, decks, porches, or balconies shall be deemed to be accessory buildings;

(BYLAW 7294, 2009)

b) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of such accessory building;

c) shall not be located in the required front yard;

d) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site, unless such window is above the roof line of the accessory building;

e) If the attached accessory use is a garage, then it shall be located not closer than the front yard setback of the principal building plus 2 feet (.61 metres) where the garage door is 10 feet (3.05 metres) or less wide, or, the front yard setback of the principal building plus 5 feet (1.52 metres) where the garage door or doors total greater than 10 feet (3.05 metres) in width;

f) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

g) shall in total with the detached accessory uses not cover more than fifteen percent (15%) of the site area;

h) Covered decks or porches attached to the rear or side walls of the house shall not exceed 250 square feet (23.23 square metres);

i) Covered decks or porches shall not be permitted above 3.89 metres (12.75 feet).

(BYLAW 7623, 2013)

Height

331.11 The height of a peaked roof building shall not exceed 21 feet (6.40 metres) except that where a building is proposed which has two habitable levels which have a floor to ceiling height of 9.0 feet (2.74 metres) or greater, then a building height of 21.5 feet (6.56 metres) is permitted.

331.12 The height of a flat or mansard roof building shall not exceed 18 feet (5.49 metres).

331.13 For the purposes of this section a flat roof means:

a) a roof with less than a 4 in 12 pitch;

b) a roof which does not form a peak at its proposed pitch; or

c) a roof system where the main roof does not form a peak when viewed from any elevation.

Front Yard

331.14 A front yard shall be provided of not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres), provided however, that where the lots fronting on one side of any street between two intersecting streets are occupied by buildings to the extent of forty percent (40%) or more of the total frontage (not including lots flanking on such streets), a building may be erected or structurally altered so as to project into the required front yard to the average depth of the front yards of existing buildings on either side of it.

Rear Yard

331.15 A rear yard shall be provided of not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres).

Side Yard

331.16 The total required side yards shall not be less than twenty-five percent (25%) of the frontage of the lot, provided that a side yard shall be provided on each side of the building of not less than 4 feet (1.22 metres).

Site Coverage

331.17 All principal buildings in total shall not cover more than thirty-five percent (35%) of the site area.

331.18 If the building has two habitable levels, then the upper habitable level is limited to eighty percent (80%) of the lower level or floorplate.

331.19 For the purpose of this Schedule, a floorplate means the floor area of the lowest habitable level of the house, plus the area of all attached accessory uses attached to the front and side walls of the house.

Floor Space Ratio

331.20 Despite the definition of Floor Space Ratio elsewhere in this Bylaw, for the purpose of this Schedule, floor space ratio means, the numerical factor determined by measuring the horizontal cross sectional area of the principal building measured to the outside of the outer walls of the building at each habitable level, including the area of an attached garage, and determining the total of all such areas, excepting: **(BYLAW 7537, 2012)**

a) the area required for one parking space, to a maximum of 225 square feet (23.23 square metres);

b) the area required for a second parking space, where the space is located tandem to the first parking space, to a maximum of 225 square feet (23.23 square metres);

c) the area equal to that of any porch, attached to the front wall of the house, which has a minimum of 100 square feet (9.29 square metres), to a maximum exemption of 250 square feet (23.23 square metres);

d) any area having a floor to ceiling height of four feet (1.22 metres) or less;

e) in the case where the property has a Flooding Covenant or Flooding and Subsidence Covenant registered on the property title, any area below a geodetic elevation of 11.53 feet (3.53 metres) having a height of 5.0 feet (1.76 metres) or less;

(BYLAW 6840, 2003)

and dividing this by the site area.

331.21 The total floor space ratio shall not exceed a factor of 0.5.

Projections

331.22 Projections from the building are allowed in accordance with the relevant provisions of Sections 190.37 to 190.40 of this Bylaw.

Site Area and Site Frontage

331.23 Other than where the provisions of Section 190.36 of this Bylaw apply, a site shall be not less than 4,000 square feet (371.6 square metres) in area and shall have a frontage of not less than ten percent (10%) of its perimeter, unless Council determines upon a lesser frontage, except in the case of a site registered in the New Westminster Land Title Office, prior to the final adoption of this Bylaw.

Off-Street Parking

331.24 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Secondary Suite Design Amenity

331.25 One additional accessory dwelling unit is permitted in the form of a secondary suite if all "Requirements for Secondary Suites" as set out in Section 190.29 of this Bylaw are complied with in all respects. Only with the provision of the required amenities will an increase in density be allowed. **(BYLAW 8436, 2024)**

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.

NEW WESTMINSTER

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: 3,600 square foot house = 60% FSR
6,000 square foot lot size

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.

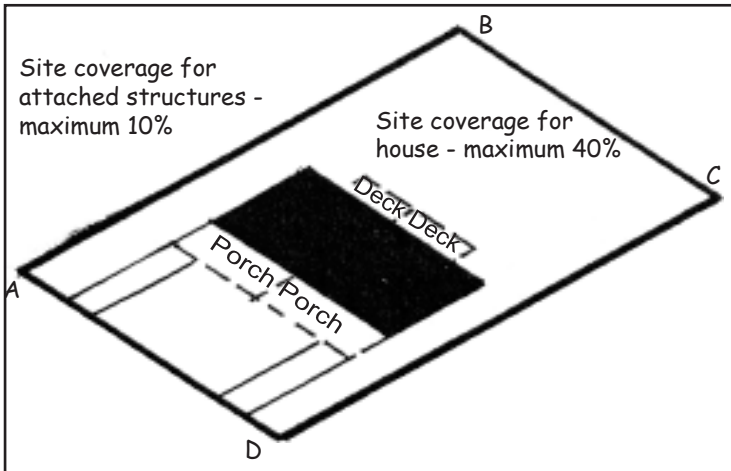
Example for 50 foot lot:
50 feet x .25 = 12 feet total side yards

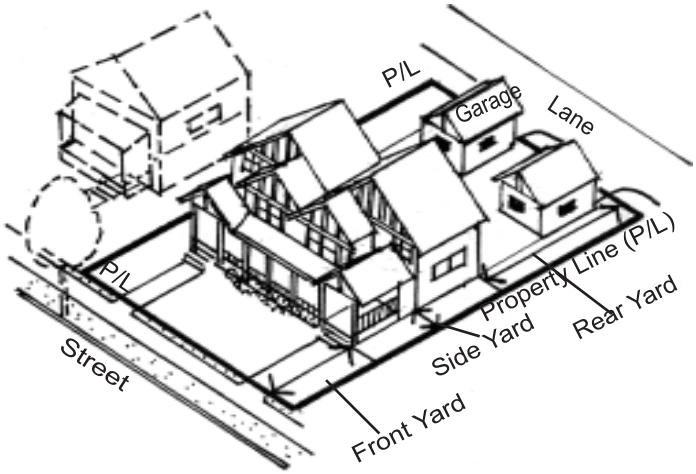
4. HEIGHT

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.

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

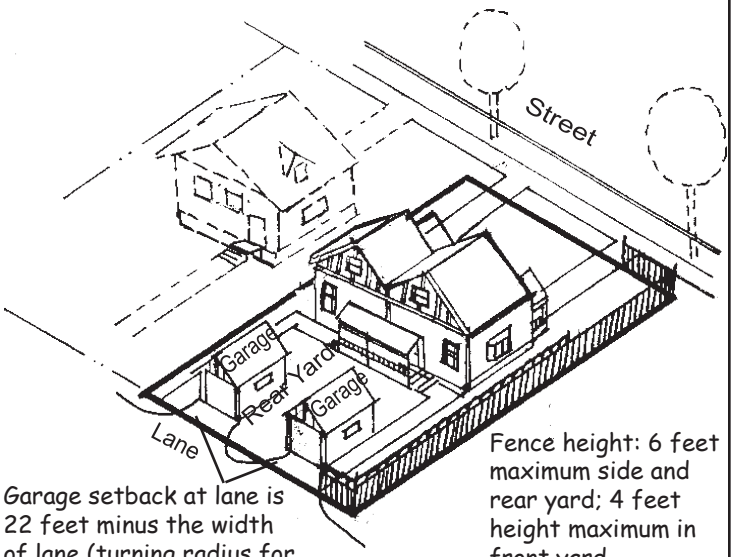
Minimum front setback: not less than 20% of the depth of the site to a maximum of 25 feet or the average setback of the two adjacent houses on both sides.

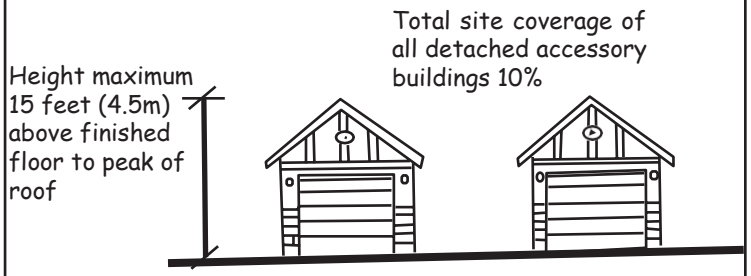
3. SUNDECKS, PORCHES, BALCONIES, BAY WINDOWS

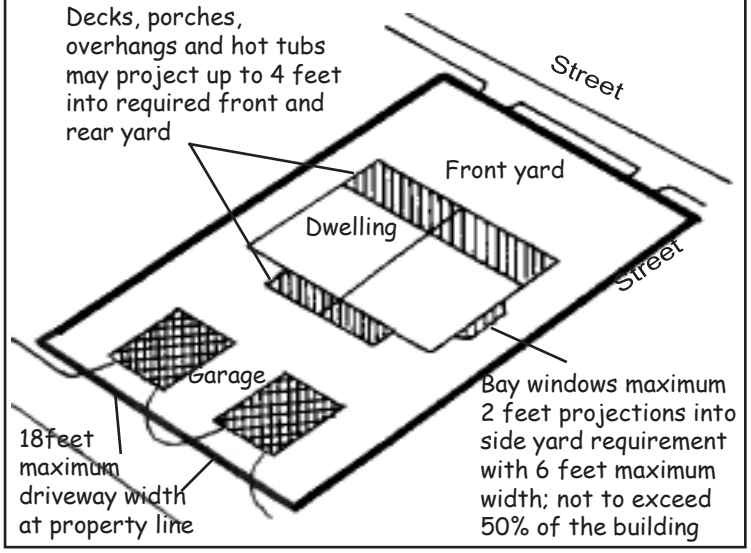
Allowable Projections

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.







City of New Westminster
Phone: (604) 527-4532 Fax: (604) 527-4511
Web: www.city.new-westminster.bc.ca/cityhall/planning/index.htm

340 Duplex Districts

340.1 *The intent of this district is to allow two-family dwellings.*

NEW WESTMINSTER

RT-1

Permitted Uses

340.2 The following uses and no others shall be permitted in the (RT-1) district:

340.3 *Single detached dwellings to RS-1 district standards provided that detached accessory dwelling units are a permitted use only for lots which are designated '(RD) Residential Single Detached and Semi-Detached Housing', '(RGO) Residential – Ground Oriented Infill Housing', (RLM) Residential – Limited Mid Rise' or '(RMR) Residential – Mid Rise' in the City of New Westminster Official Community Plan.*
(BYLAW 7936, 2017; 8530, 2025)

340.4 *Duplexes*

340.5 *The keeping of not more than two boarders or lodgers or more than four foster or eight child care children within a dwelling unit*

340.6 *Golf courses having a minimum area of 40 acres (16.19 hectares)*

340.7 *Home based businesses*

340.8 *Public utilities*

340.9 A*ccessory buildings and uses provided that all accessory buildings and uses:*

340.9.1 *If detached accessory buildings,* **(BYLAW 8436, 2024)**

a) shall not exceed one storey and

(i) in the case of a peaked roof no portion of the roof shall exceed 4.57 metres (15 feet), or

(ii) in the case of a roof having a pitch of 4:12 or less , no part of the roof shall exceed 3.6 metres (12 feet);

in each case measured from the finished floor of the detached accessory building
(BYLAW 7437, 2010; 8436, 2024)

b) shall not be located in the required front yard;

c) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site unless such window is above the roof line of such accessory building;

d) shall not be located closer to a lane than 22 feet (6.71 metres), less the width of such lane;

e) shall not be closer than 5 feet (1.52 metres) from side and rear site lines where such accessory building or use is a swimming pool or an enclosure of a swimming pool;

f) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

g) shall be located not closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;

h) shall not cover more than ten percent (10%) of the site area;

i) shall not be dormered; and **(BYLAW 7437, 2010)**

j) shall be limited to one toilet fixture and one sink fixture and no other plumbing fixtures. **(BYLAW 7743. 2015)**

340.9.2 *If attached accessory buildings,* **(BYLAW 8436, 2024)**

a) that are accessory greenhouses, parking structures, decks, porches, or balconies shall be deemed to be accessory buildings;
(BYLAW 7294, 2008; 8436, 2024)

b) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of such accessory building;

c) shall not be located in the required front yard;

d) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site, unless such window is above the roof line of the accessory building;

e) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

f) shall be located not closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;

g) shall not cover more than ten percent (10%) of the site area.

Height

340.10 The height of the principal building shall not exceed 25 feet (7.62 metres).

Front Yard

340.11 A front yard shall be provided of not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres).

Rear Yard

340.12 A rear yard shall be provided of not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres).

Side Yard

340.13 For lots with a frontage of 40 feet (12.19 metres) or more a side yard shall be provided on each side of the building of not less than ten percent (10%) of the width of the site, provided that the maximum width of any side yard need not exceed 5 feet (1.52 metres). For lots with a frontage of 40 feet (12.19 metres) or less a side yard shall be provided on each side of the building of not less than 4 feet (1.22 metres).

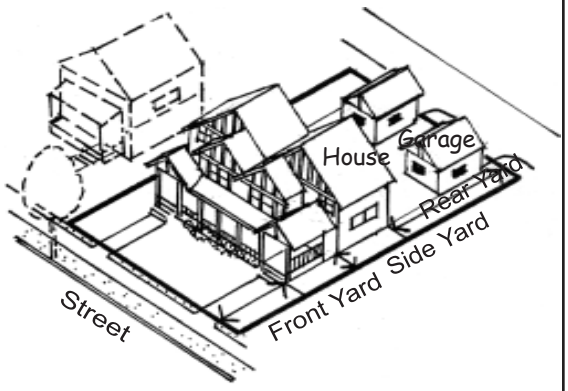
Site Coverage

340.14 All principal buildings, in total, shall not cover more than forty percent (40%) of the site area.

Floor Space Ratio

340.15 Despite the definition of Floor Space Ratio elsewhere in this Bylaw, for the purpose of this Schedule, floor space ratio means the numerical factor determined by measuring the horizontal cross-sectional area of the principal building to the outside of the outer walls of the building at each storey, and determining the total of all such areas, excepting: **(BYLAW 7537, 2012)**





Note: Drawings are provided for illustrative purposes only. The text of the Bylaw shall prevail over any conflict or inconsistency.

a) the net floor area of all spaces therein to be used exclusively for parking to a maximum of two per housing unit, to a maximum of 450 square feet (41.81 square metres) per housing unit;

b) any area having a floor to ceiling height of four feet (1.22 metres) or less.

340.16 The floor space ratio shall not exceed a factor of 0.6.

Site Area and Site Frontage

340.17 The minimum lot size for any lot created after October 25, 1948 shall be not less than 6,000 square feet (557.40 square metres) with a frontage of not less than ten percent (10%) of its perimeter.

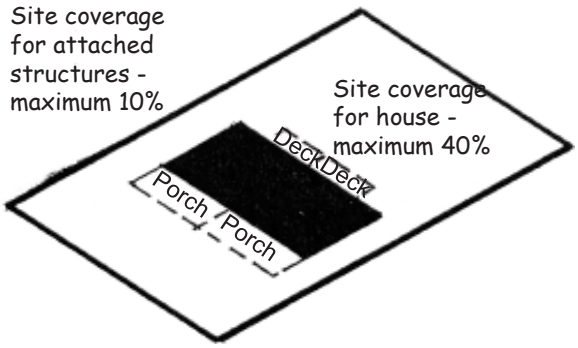
340.18 A duplex shall not be allowed in this zoning district unless the lot size is 6,000 square (557.40 square metres) feet or greater.

340.19 A single detached dwelling may be erected in this zoning district if the lot size is less than 6,000 square feet (557.40 square metres).

Off-Street Parking

340.20 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Regulations section of this Bylaw.

BYLAW 8184, 2020



Note: Drawings are provided for illustrative purposes only. The text of the Bylaw shall prevail over any conflict or inconsistency.

341 Neighbourhood Residential Duplex Dwelling Districts (RT-1A)

(BYLAW 6826, 2004)

DELETED

(BYLAW 8578, 2026)

342 Duplex Residential Districts (RD-1)

(BYLAW 8453, 2024)

DELETED **(BYLAW 8578, 2026)**

360. Sandringham Avenue Comprehensive Development Districts (RS-CD-1) (BYLAW 6841, 2003)

DELETED (BYLAW 8578, 2026)

361. Richmond Street Comprehensive Development Districts (RS-CD-2) **(BYLAW 6877, 2003)**

361.1. The intent of this district is to allow a single detached dwelling at 330 Richmond Street.

Permitted Uses

361.2. The following uses and no others shall be permitted in the (RS-CD-2) district:

361.3. *Single detached dwellings*

361.4. *The keeping of not more than two boarders or lodgers nor more than four foster children, nor more than eight child care children in a dwelling unit*

361.5. *Home based businesses*

361.6. *Accessory buildings and uses provided that all accessory buildings and uses:*

361.7. *If detached accessory buildings,*

a) shall not exceed one storey and

i) in the case of a peaked roof, no portion of the roof shall exceed 4.57 metres(15 feet), or

ii) in the case of a roof having a pitch of 4:12 or less, no part of the roof shall exceed 3.6 metres (12 feet);

in each case measured from the finished floor of the detached accessory building. **(BYLAW 7437, 2010)**

a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of the building;

b) shall not be located in the required front yard;

c) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site unless such window is above the roof line of such accessory building;

d) shall not be closer than 5 feet (1.52 metres) from side and rear site lines where such accessory building or use is a swimming pool or an enclosure of a swimming pool;

e) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

f) shall be located not closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;

g) shall not cover more than ten percent (10%) of the site area;

h) shall not be dormered; **(BYLAW 7437, 2010)**

i) shall be limited to one toilet fixture and one sink fixture and no other plumbing fixtures . **(BYLAW 7743, 2015)**

361.8. *If attached accessory buildings,*

j) where a portion of the principle building is used solely for an accessory greenhouse, parking structure, cover over a swimming pool, or a sundeck, and for no other use, it shall be deemed to be an accessory building;

k) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of such accessory building;

l) shall not be located in the required front yard;

m) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site, unless such window is above the roof line of the accessory building;

n) shall not cover more than ten percent (10%) of the site area.

Height

361.9. The height of the principle building shall not exceed 28.5 feet (8.69 metres).

361.10. The peak of any roof shall not exceed 32.5 feet (9.90 metres).

Front Yard

361.11. A front yard shall be provided of not less than 18 feet (5.49 metres).

Rear Yard

361.12. A rear yard shall be provided of not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres).

Side Yard

361.13. A side yard shall be provided on each side of the building of not less 4 feet (1.22 metres).

Site Coverage

361.14. All principle buildings in total shall not cover more than thirty-two percent (32%) of the site area.

Floor Space Ratio

361.15. Despite the definition of Floor Space Ratio elsewhere in this Bylaw, for the purpose of this Schedule, floor space ratio means the numerical factor determined by measuring the horizontal cross-sectional area of the principle building to the outside of the outer walls of the building at each storey and determining the total of all such areas, excluding:

a) the net floor area to be used exclusively for up to one parking space, to a maximum of 260 square feet (24.2 square metres);

b) any area having a floor to ceiling height of four feet (1.22 metres) or less.

(BYLAW 7537, 2012)

361.16. The floor space ratio shall not exceed a factor of 0.76.

Projections

361.17. Projections from the building are allowed in accordance with the relevant provisions of Section 190.37 to 190.40 of this Bylaw.

Site Area and Site Frontage

361.18. A site shall be not less than 3,416 square feet (317.40 square metres) in area and shall have a frontage of not less than 33 feet (10.0 metres).

Off-Street Parking

361.19. *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**