

Section 13 – Urban Residential Zones

13.1 RU1 – Large Lot Housing RU1c – Large Lot Housing with Carriage House RU1h – Large Lot Housing (Hillside Area) RU1hc– Large Lot Housing (Hillside Area) with Carriage House

13.1.1 Purpose

The purpose is to provide a **zone** for **single detached housing**, and compatible **secondary uses**, on larger serviced urban **lots**.

13.1.2 Principal Uses

The **principal uses** in this **zone** are:

- (a) **agriculture, urban**
- (b) **community garden**
- (b) **single dwelling housing**

13.1.3 Secondary Uses

The **secondary uses** in this **zone** are:

- (a) **bed and breakfast homes**
- (b) **child care centre, minor**
- (c) **carriage homes (RU1c only)**
- (d) **group homes, minor**
- (e) **home based businesses, major**
- (f) **home based businesses, minor**
- (g) **secondary suites**

13.1.4 Buildings and Structures Permitted

- (a) one **single detached house** (which may contain a **secondary suite**);
- (b) permitted **accessory buildings or structures**
- (c) **carriage house** (permitted only on properties that have a ‘c’ designated sub-zone)
- (d) only one secondary dwelling unit is permitted (e.g. secondary suite or carriage house)

13.1.5 Subdivision Regulations

- (a) The minimum **lot width** is 16.5 m, except it can be 15.0 m where there is access to a rear **lane**. It is 17.0 m for a **corner lot** or where it would create **lots** less than 50% of the width of an **abutting RU1 lot**.
- (b) The minimum **lot depth** is 30.0 m.
- (c) The minimum **lot area** is 550 m².

13.1.6 Development Regulations

- (a) The maximum **site coverage** is 40% and together with driveways and parking areas, shall not exceed 50%.

For all accessory buildings or structures and carriage houses:

- The maximum combined lot coverage of all accessory **buildings or structures and carriage houses** shall not exceed 14%.
- The maximum combined area of all accessory **buildings / structures and carriage houses** (e.g. footprint size) shall not exceed 90 m².
- The maximum net floor area of a carriage house shall not exceed 90 m².
- The maximum net floor area of all carriage houses (including 1 storey carriage houses) shall not exceed 75% of the total net floor area of the principal building.
- If a development contains a carriage house and if the height of all the accessory buildings / structures, and carriage house are limited to one (1) storey then the following bonus applies:
 - The maximum combined lot coverage of all accessory **buildings / structures and carriage houses** may be increased to a maximum of 20%
 - The maximum combined area of all accessory **buildings / structures and carriage houses** (e.g. footprint size) may be increased to a maximum of 130 m² subject to:
 - The maximum area (e.g. footprint size) of a carriage house shall not exceed 100 m².
 - The maximum area (e.g. footprint size) of all accessory buildings / structures (including garages) shall not exceed 50 m².

(b) the maximum height for principal **buildings** shall be:

- i. 9.5 m or 2 ½ **storeys** whichever is the lesser; or
- ii. 2 ½ **storeys** in the RU1h zone and where any vertical wall element facing a front, flanking **street or rear yard** (including **walkout basements**) is the lesser of 6.5 m or 2 **storeys**, above which the **building** shall be stepped back at least 1.2 m; and
- iii. 4.5m for **accessory buildings or structures**.

- (c) In RU1 and RU1c zones, the minimum **front yard** is 4.5m except it is 6.0m from a garage or **carport** having vehicular entry from the front. In RU1h zones the minimum **front yard** is 3.0m except it is 6.0m measured from the back of curb or a sidewalk whichever is closest, to a garage or **carport** having vehicular entry from the front. In a **hillside area**, where access is required through, and is limited to, a **lane**, the yard abutting the **lane** may be considered the **front yard**. **Walkout basements** are not exempt from the **height** regulations of Section 6.6 in this situation.
- (d) The minimum **side yard** is 2.0 metres for a 1 or 1 ½ **storey** portion of a **building** and 2.3 metres for a 2 or 2 ½ **storey** portion of a **building**, except that it is 4.5 metres (other than in RU1h zones) from a **flanking street** or when required by subparagraph 13.1.6 (e). From a **flanking street** the setback to a garage or carport which is accessed from that street is 6.0m. Where there is no lane abutting the site, one side yard must be a least 3.0m for vehicular access, unless there is an attached garage or carport which is an integral part of the dwelling. In RU1h zones the minimum setback from a flanking street for a garage or carport with vehicular entry from the front shall be the lesser of 3.0 metres to property line or 6.0 metres measured from the back of curb or a sidewalk.
- (e) The minimum **rear yard** is 7.5 m, except it is 1.5 m for accessory **buildings**. Where the **lot width** exceeds the **lot depth**, the minimum **rear yard** is 4.5 m provided that one **side yard** shall have a minimum width of 4.5 m.
- (f) For RU1h zones, the maximum **height** of any vertical wall element facing a front, flanking street or rear yard (including walkout basements) is the lesser of 6.5m or 2 **storeys**, above which the **building** must be stepped back at least 1.2m.
- (g) For RU1h zones, all decks, supporting posts or columns shall not exceed the lesser of 4.5m or 1 **storey** in **height**, such measurements to include the height of any support structure or **retaining wall**. Height will be measured from the grade at the base of the deck, post, or column to the highest point of the deck, exclusive of railings.

13.1.7 Other Regulations

- (a) There shall be no more than one single detached house per **lot**.
- (b) A "c" notation shown on Schedule "A" as part of the identified **zone** classification indicates that a **secondary use** in the form of a secondary **dwelling** unit is permitted on the properties so designated, subject to meeting the conditions of **use** of the **zone**. A "c" zoning classification on a property shall be established by rezoning the subject property to the "c" version of the parent **zone**.
- (c) A **carriage house** must not be closer than 3.0m to an existing principal building.
- (d) Where a **development** has access to a **lane**, vehicular access to the **development** is only permitted from the **lane**, except for **developments** in **hillside areas** where the topography would require the slope of such access to exceed 15%.
- (e) In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 6 (accessory **development**, **yards**, projections into **yards**, lighting, stream protection, etc.), the **landscaping** and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific **use** regulations of Section 9.
- (f) An "h" notation shown on Schedule "A" as part of the identified zone classification indicates that the zoned area may be developed in accordance with Hillside Street Standards contained in the Subdivision, and Development Services Bylaw.
- (g) For RU1h zones adjacent to a provincial highway, the minimum building setback shall be 4.5m.
- (h) [deleted]