

**8.2 RS1C (SINGLE-FAMILY RESIDENTIAL 1 - COMPACT)**

The purpose of the RS1C zone is to regulate the development of land for Single-Family Residential Use and Accessory Uses on compact Lots, which are designated as Urban in the Official Community Plan.

**8.2.1 Principal Uses**

- (a) Single-Family Residential.

**8.2.2 Accessory Uses**

- (a) Boarders or Lodgers to a maximum of two Persons
- (b) Daycare, Home-Based
- (c) Garden Suite or Secondary Suite, subject to Division 3, Section 3.4
- (d) Home-Based Business, subject to Division 3, Section 3.3
- (e) Residential Care Facility, Licensed Home-Based

**8.2.3 Permitted Uses - Site Specific**

- (a) Two-Family, side-by-side Dwellings sharing a common property line provided that the remaining Side Yard Setbacks are a minimum of 3 m in the case of Lots 2–9 inclusive, 28–45 inclusive, and 59–68 inclusive; Plan KAP60595; K.D.Y.D. (Raven Drive and Raven Crescent).

**8.2.4 Subdivision Regulations**

Minimum Lot Area	
• Single-Family	370 m <sup>2</sup>
• Single-Family with Garden Suite or Secondary Suite	464 m <sup>2</sup>
Minimum Lot Width	
- on interior or cul-de-sac Lots	11 m
- on Corner Lots (narrowest frontage)	15 m
Minimum Lot Street frontage	
• Single-Family Residential	
- on interior Lots	11 m
- on Corner Lots (narrowest frontage)	15 m
- on cul-de-sac Lots	9 m
• Single-Family with Garden Suite or Secondary Suite	
- on interior or cul-de-sac Lots	15 m
- on interior or cul-de-sac Lots with at least one parking space accessed from a lane	11 m

- on Corner Lots (narrowest frontage)	15 m
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**8.2.5 Development Regulations**

Minimum Front Yard Setback	4.5 m
• except where Building is adjacent to a driveway or off-Street parking space	6 m as per Division 4, Section 4.11
• except where Front Lot Line is also the Rear Lot Line of an adjacent parcel (as in the case of a Panhandle Lot)	6 m
Minimum Side Yard Setback	
• principal Building	1.5 m
• Accessory Buildings >10 m <sup>2</sup>	1.0 m
Minimum Rear Yard Setback	
• principal Building	6 m
• Accessory Building >10 m <sup>2</sup>	1 m
• Accessory Building >10 m <sup>2</sup> adjacent to lane	1.5 m
Minimum side or rear Street Yard Setback	4.5 m
• except where Building is adjacent to a driveway or off-Street parking space	6 m as per Division 4, Section 4.11
• except Accessory Buildings <10 m <sup>2</sup> where adjacent yard is not a Front Yard	1.5 m
Maximum Lot Coverage	
• total combined for Site	40% including Accessory Buildings
• total combined Accessory Buildings only	12% of Lot Area to a maximum of 112 m <sup>2</sup>
Maximum Building Height	
• principal Building	2 Storeys
• Accessory Building >10 m <sup>2</sup>	4 m
• Accessory Building >10 m <sup>2</sup> that meets Setbacks for Garden Suites as per Division 3	5 m
• Accessory Building <10 m <sup>2</sup>	3 m
Maximum Structure Height	12 m
Maximum number of Dwelling Units on Lot	1
• except where Garden Suite or Secondary Suite permitted	2
Minimum Building separation Accessory Building from principal Building	1.5 m

### 8.2.6 **Zero Lot Line Development - Special Conditions**

In the RS1C zone where zero Lot Line housing is contemplated, one Side Yard shall not be required provided that:

- (a) the owner of the adjacent Lot grants a 3 m private maintenance access easement along the entire Lot Line utilizing the zero Setback, including the following:
  - (i) no principal Dwellings shall be placed within this area;
  - (ii) the easement shall be registered as a restrictive covenant against the title of such adjacent Lot such that it cannot be released without the City's consent;
- (b) all roof drainage from the zero Lot Line Dwelling is maintained and disposed of on Site by eavestroughs and downspouts or other acceptable means; and
- (c) a minimum Side Yard of 3 m is provided on the opposite side of the Dwelling.

### 8.2.7 **Manufactured Homes - Special Conditions**

In the RS1C zone, Manufactured Homes shall not be permitted.

### 8.2.8 **Additional Regulations**

Additional zoning regulations apply, including, but not limited to, those found in:

- (a) Division 2: Interpretation;
- (b) Division 3: General and Specific Use Regulations;
- (c) Division 4: Off-Street Parking; and
- (d) Division 5: Landscaping, Screening, and Fencing.