

The following is an excerpt of the Municipality of North Cowichan's "Zoning Bylaw 1997," No. 2950, and is provided for information only. For certainty, all information contained herein should be read in conjunction with "Zoning Bylaw 1997", No. 2950.

**BL 3333 RESIDENTIAL TWO-FAMILY DETACHED ZONE (R3-CH)**

**Permitted Uses**

58.2 (1) The permitted uses for the R3-CH zone are as follows:

- Accessory Dwelling Unit, Coach House
- Accessory Dwelling Unit, Garden Suite
- Assisted Living
- Community Care Facility
- Limited Home-Based Business
- Single-Family Dwelling
- Supportive Housing

**Minimum Lot Size** (See Figure 1 below)

(2) The minimum permitted lot size for the R3-CH zone is as follows:

- (a) with public lane access.....500 m<sup>2</sup> (5,381.96 sq. ft.)
- (b) without public lane access.....625 m<sup>2</sup> (6,727.44 sq. ft.)
- (c) without public lane access, with common driveway shared with abutting lot  
.....560 m<sup>2</sup> (6,027.79 sq. ft.)

**Maximum Lot Size**

(3) The maximum permitted lot size, for a subdivision of 3 lots or more, for the R3-CH zone is 750 m<sup>2</sup> (8,072.93 sq. ft.).

**Minimum Frontage** (See Figure 1 below)

(4) The minimum permitted frontage for the R3-CH zone is as follows:

- (a) with public lane access.....13.5 m (44.30 ft.)
- (b) without public lane access.....16.5 m (54.13 ft.)
- (c) without public lane access, with common driveway shared with abutting lot  
.....15.0 m (49.21 ft.)

**Density**

(5) The permitted density for the R3-CH zone is as follows:

- (a) The number of dwelling units must not exceed two;
- (b) The number of residential units per building must not exceed one;
- (c) The maximum permitted floor space ratio must not exceed 0.65:1 for two dwelling units and related parking (covered or uncovered);
- (d) The maximum permitted floor space ratio must not exceed 0.4:1 for one dwelling unit and related parking (covered or uncovered);
- (e) The size of the accessory dwelling must not be less than 37 m<sup>2</sup> (398.26 sq. ft.).
- (f) The size of the accessory dwelling must not exceed 85 m<sup>2</sup> (914.93 sq. ft.) or 40% of the principal dwelling unit, whichever is less.

## Maximum Lot Coverage

- (6) The maximum permitted lot coverage for the R3-CH zone is 40%.

## Minimum Useable Exterior Amenity Space

- (7) The useable exterior at-grade amenity space for the accessory dwelling unit must not be less than 40m<sup>2</sup> ( 430.56 sq. ft.).

## Minimum Setbacks

- (8) The minimum permitted setbacks for the R3-CH zone are as follows:
- (a) Principal Buildings (for any portion of the building under 4.0 m in height) (see Figure 1)
    - (i) Yard, Front.....5.0 m (16.40 ft.)
    - (ii) Yard, Side.....2.0 m (6.56 ft.)
    - (iii) Yard, Side (one side when no lane access exists for accessory building .....5.0 m (16.40 ft.)
    - (iv) Yard, Side (when common driveway shared with abutting lot or adjacent to a public lane or public street.....3.0 m (9.84 ft.)
    - (v) Yard, Rear.....16.5 m (54.13 ft.)
  - (b) Principal Buildings (for any portion of the building over 4.0 m [13.12 ft.] in height) (see Figures 1 and 3)
    - (i) Yard, Front.....7.0 m (22.96 ft.)
    - (ii) Yard, Side.....3.0 m (9.84 ft.)
    - (iii) Yard, Side (when no lane access exists for accessory building ....6.0m (19.68 ft.)
    - (iv) Yard, Side (when common driveway shared with abutting lot or adjacent to a public lane or public street.....3.0 m (9.84 ft.)
    - (v) Yard, Rear.....16.5 m (54.13 ft.)
  - (c) Accessory Dwelling Unit (excluding fences), ground floor (see Figure 2)
    - (i) Yard, Front.....7.0 m (22.97 ft.) past the rear face of the principal building
    - (ii) Yard, Side.....2.0 m (6.56 ft.)
    - (iii) Yard, Rear.....2.0 m (6.56 ft.)
  - (d) Accessory Dwelling Unit, second floor (see Figure 1)
    - (i) Yard, Front.....7.0 m (22.97 ft.) past the rear face of the principal building
    - (ii) Yard, Side.....3.0 m (9.84 ft.)
    - (iii) Yard Rear.....2.0 m (6.56 ft.)
- (9) Alternative minimum permitted setbacks for the R3-CH zone (see Figure 4) are as follows (see special requirements, Section 58.2 (13) [conditions of use]):
- (a) Principal Building
    - (i) Yard, Front.....5.0 m (16.40 ft.)
    - (ii) Yard, Side (one side).....0.0 m (0.00 ft.)
    - (iii) Yard, Side (one side).....5.0 m (16.40 ft.)
    - (iv) Yard, Rear.....16.5 m (54.13 ft.)

- (b) Accessory Dwelling Unit (excluding fences)
  - (i) Yard, Front.....7.0 m (22.97 ft.) past the rear face of the principal building)
  - (ii) Yard, Side (one side).....0.0 m (0.00 ft.)
  - (iii) Yard, Side (one side).....5.0 m (16.40 ft.)
  - (iv) Yard, Rear.....2.0 m (6.56 ft.)
- (10) The minimum permitted setback from the vehicle entrance of a principal or accessory building to a public road other than a lane is 6.0 m (19.69 ft.).

**Maximum Building Height**

- (11) The maximum permitted building heights for the R3-CH zone are as follows (see Figure 3):
  - (a) Principal Building .....9.0 m (29.53 ft.)
  - (b) Accessory Building with Coach House over parking garage .....7.5 m (24.61 ft.)
  - (c) Accessory Dwelling Unit, Garden Suite.....5.0 m (16.40 ft.)
  - (d) Accessory Building with no Coach House.....5.0 m (16.40 ft.)

**Maximum Eaveline Height**

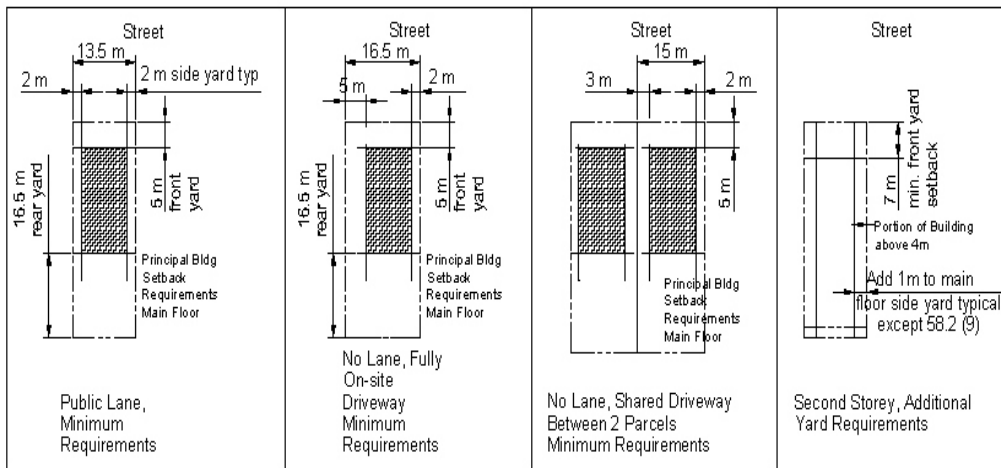
- (12) The maximum permitted eaveline height, for all eavelines, is:
  - (a) Principal Building .....7.0 m (22.96 ft.)
  - (b) Accessory Building with Coach House .....5.5 m (18.04 ft.)
  - (c) Accessory Building with Garden Suite.....3.0 m (9.84 ft.)

**Conditions of Use**

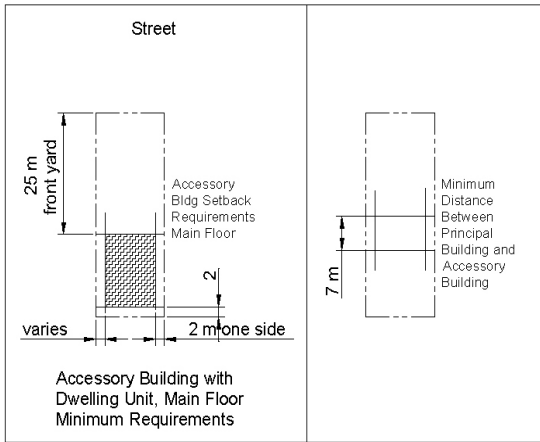
- (13) The conditions of use for the R3-CH zone are as follows:
  - (a) The setbacks under subsection (9) require that each lot on the plan of subdivision must:
    - (i) be developed with the side yards oriented consistently with each other (see Figure 4), and
    - (ii) have an easement on title allowing the abutting owner the right of access for maintenance purposes.
  - (b) In an accessory building with a dwelling unit, the outdoor, at-grade useable amenity space must be immediately adjacent to and accessible from the entry of the dwelling unit.
  - (c) Despite Sections 33, 35 and 58.2(8) and 58.2(9), the following projections of a principal building are allowed into the yard, front:
    - (i) decks and porches where the top of the deck floor is no more than 1.5m (4.92 ft.) above existing grade;
    - (ii) decks and porches that project no more than 2.0 m (6.56 ft.) into the front yard; and
    - (iii) decks on the second storey that project no more than 2.0 m (6.56 ft.) into the front yard.
  - (d) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that
    - (i) the number of residents does not exceed three, and
    - (ii) the use is within the principal building only

- (e) No fences are permitted over:
  - (i) 1.2 m (3.94 ft.) in height in the required yard, front or yard, rear;
  - (ii) 1.8 m (5.91 ft.) in height in the required yard, side; or
- (f) Despite Section 5, the gross floor area for the purpose of the R3-CH zone does not include decks or porches where walls and glazing do not exist.
- (g) Driveway access must be shared by both the principal building and accessory building.
- (h) If a lane exists, all site parking must be accessed from the lane and not from the street.
- (i) Individual driveway widths, where lane access is not available, must not exceed 3.0 m (9.84 ft.) of the lot frontage from the front property line to the public road.

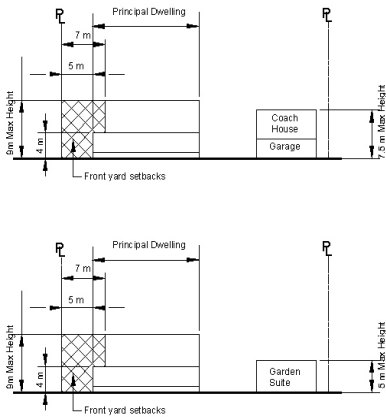
**Figure 1**



**Figure 2**



**Figure 3**



**Figure 4**

