

10.1 SMALL-SCALE MULTI-UNIT HOUSING (RS-1) ZONE**10.1.1 PURPOSE**

- .1 The purpose of this *zone* is to accommodate low density *residential use* on land serviced by a *community water* and *community sanitary sewer system*, up to a maximum of four (4) *dwelling units* on a parcel.

10.1.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
- a) *One family residence*;
 - b) *Two family residence*;
 - c) *Townhouse*.
- .2 The following shall be permitted as *accessory uses* to a *one family residence*:
- a) *Secondary suite*;
 - b) *Detached accessory dwelling unit*, subject to Section 8.9;
 - c) *Accessory buildings or structures*, subject to Section 5.5;
 - d) *Bed and breakfast*;
 - e) *Boarding*;
 - f) *Day care*;
 - g) *Home based business*, subject to Section 8.6.2;
 - h) *Preschool*.
- .3 The following shall be permitted as *accessory uses* to a *two family residence*:
- a) *Secondary suite*;
 - b) *Detached accessory dwelling unit*, subject to Section 8.9;
 - c) *Accessory buildings or structures*, subject to Section 5.5;
 - d) *Home based business*, subject to Section 8.6.2.
- .4 The following shall be permitted as *accessory uses* to a *townhouse*:
- a) *Accessory buildings or structures*, subject to Section 5.5;
 - b) *Home based business*, subject to Section 8.6.2.

10.1.3 CONDITIONS OF USE

- .1 A maximum of one *principal building* is permitted on a *parcel*.
- .2 The use of a parcel serviced by a *community sanitary sewer system*, but not a *community water system*, is restricted to a maximum of *two dwelling units*, including a *one family residence* and one *secondary suite* or one *detached accessory dwelling unit*.
- .3 The use of a parcel serviced by a *community water system*, but not a *community sanitary sewer system*, is restricted to a maximum of *two dwelling units*, including a *one family residence* and one *secondary suite*.
- .4 A bed and breakfast is restricted to 3 sleeping units.
- .5 *Boarding* is restricted to not more than 2 persons.
- .6 *Day care* and *Preschool accessory uses* are only permitted on *parcels* comprising an area of 460 square metres (~4,950 square feet) or greater.
- .7 *Day care* as an *accessory use* shall be limited to no more than 8 children in care.
- .8 A maximum of one *secondary suite* is permitted per *one family residence* and one *secondary suite* in each of the *two family residence* units.
- .9 A *secondary suite* shall comply with the British Columbia Building Code, as amended from time to time.
- .10 The floor area of a *secondary suite* shall be lesser than or equal to the floor area of the principal *dwelling unit* in which it is located.
- .11 The creation of a strata lot pursuant to the Strata Property Act for a *secondary suite* shall not be permitted.

10.1.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be:
 - a) 460 square metres (~4,950 square feet) where there is a *community water system* and a *community sanitary sewer system* available to service the *parcel*; or
 - b) 925 square metres (~9,951 square feet) where there is either a *community water system* or a *community sanitary sewer system* but not both available to service the *parcel*;
 - c) 0.8 hectare (2 acres) where there is neither a *community water system* nor a *community sanitary sewer system* available to service the *parcel*.
- .2 The minimum *frontage* of a *parcel* shall be 10% of the perimeter of that *parcel* or 12 metres (~39.5 feet), whichever is greater:
 - a) In the case of where a *parcel* or the majority of a *parcel* fronts the bulb of a cul-de-sac road, the minimum *frontage* shall be 9 metres (~29.5 feet); or
 - b) In the case of *panhandle lots*, where the *panhandle access strip* shall be at least 6 metres (~20 feet) wide at all points and the *panhandle front lot line* shall approximate the required width of a regular *parcel* in this *zone*, at the discretion of the Approving Officer.
- .3 The minimum *depth* of a *parcel* shall be 30 metres (~97.5 feet).

10.1.5 DENSITY, SITE COVERAGE, BUILDING HEIGHT, AND SETBACKS

.1 Density, *Site coverage*, *building height* and *setbacks* shall be provided in accordance with the following table:

Density, Site Coverage, Building Heights, and Setbacks for Small-Scale Multi-Unit Housing (RS-1) Zone		
Maximum Permitted Dwelling Units Per Lot*	Three dwelling units for parcels equal to or less than 280 square metres (~3,000 square feet) in size	Four dwelling units for parcels greater than 280 square metres (~3,000 square feet) in size
Maximum Site Coverage		
All Buildings **	50%	
Impervious Surfaces	70%	
Maximum Height		
Principal Building	10 metres (~33 feet)	
Detached Accessory Dwelling Unit	6 metres (~20 feet)	
Accessory Building or Structure	5 metres (~16.5 feet)	

Minimum Lot Line Setbacks for All Buildings			
Setback	Principal Use	Detached Accessory Dwelling Unit	Accessory Building or Structure
Front Lot Line ***	4 metres (~13 feet)	4 metres (~13 feet)	4 metres (~13 feet)
Rear Lot Line	4 metres (~13 feet)	1.5 metres (~5 feet)	1 metre (~3.5 feet)
Interior Side Lot Line ****	1.2 metres (~4 feet)	1.2 metres (~4 feet)	1 metre (~3.5 feet)
Exterior Side Lot Line	2.5 metres (~8 feet)	2.5 metres (~8 feet)	2.5 metres (~8 feet)
Minimum Separation of Buildings on the Same Lot			
Between a Principal Building and any Detached Accessory Dwelling Unit		3 metres (~10 feet)	

- * More than one dwelling unit applies in accordance with sections 10.1.3.2 and 10.1.3.3 only to parcels serviced by both a *community water system* and a *community sanitary sewer system*.
- ** Properties serviced by septic tank only shall have a maximum site coverage of 35%.
- *** In the case of *panhandle lots*, at the discretion of the Approving Officer, 4 metres (~13 feet) from the *front lot line* or the outer most *lot line* of the access strip.
- **** See Section 5.8.7.

10.1.6 GENERAL REGULATIONS

10.1.6.1 Access

- .1 All dwelling units shall have access to a minimum 1.2 metres (~4 feet) paved or gravel path that:
 - a) provides direct pedestrian access from the *dwelling unit* entrance to either an abutting street, or a rear *lane*.
 - b) is clear of all projections or obstructions to a minimum height of 2.5 metres (~8 feet).
- .2 All *detached accessory dwelling units* when accessed from the abutting street, shall have a minimum 1.2 metres (~4 feet) paved or gravel path that is illuminated by low-level lighting from the abutting street to its entrance.

10.1.6.2 Outdoor Amenity Area

- .1 Each *dwelling unit* (excluding a *secondary suite*) shall be provided with an *outdoor amenity area* for its exclusive use, that has a minimum width of 2.5 metres (~8 feet) and area of 10 square metres (~108 square feet). These areas must be accessible directly from the *dwelling unit* it is to serve.

10.1.7 OTHER REQUIREMENTS

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

10.1.8 SPECIAL REGULATIONS

- .1 Despite 10.1.3.2 and 10.1.3.3, and except where the owner of a parcel applied for and received a building permit for more than one *dwelling unit* on the parcel prior to the completion of the District of Hope's Water Master Plan in March 2019, every *parcel* shaded purple on Figure 1 and Figure 2 shall be restricted to a maximum of a *one family residence*, until such time as the *community water system* is deemed by a qualified professional and approved by the District of Hope, to have sufficient capacity to safely service these parcels for the use otherwise permitted under section 10.1.2.

