

## Section 8.39. Residential Front Back (RFB) Land Use District (BL2/2018)

### (1) **Application**

This section applies to the District designated as Residential Front Back (RFB) on the Land Use District Map, Schedule A, of this Bylaw.

### (2) **Purpose**

The purpose of the Residential Front Back (RFB) Land Use District is to provide an area for a low density residential mix of small scale dwelling forms, that enable quality streetscapes in new comprehensively planned neighbourhoods. With vehicular access provided from the front or rear of the lot, efforts to minimize curb cuts and maximize on-street parking are strived for. This results in paired vehicular access on adjacent lots.

### (3) **Permitted Land Uses**

The following are permitted uses:

- (a) dwelling, duplex;
- (b) dwelling, garage suite;
- (c) dwelling, secondary suite;
- (d) dwelling, semi-detached;
- (e) dwelling, single-detached house;
- (f) group home;
- (g) park;
- (h) accessory developments to any use listed in subsection (3), excluding decks that are greater than 1.5 m above finished grade, and private pools.

### (4) **Discretionary Land Uses**

The following are discretionary uses:

- (a) bed and breakfast;
- (b) home occupation;
- (c) public utility building;
- (d) raffle home;
- (e) residential sales centre;
- (f) show home;

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- (g) supportive housing; and
- (h) accessory developments to any use listed in subsection (4), and decks that are greater than 1.5 m above finished grade, and private pools.

**(5) Floor Area**

- (a) The minimum gross floor area per principal dwelling unit is 75 sq. m.
- (b) The area comprising the gross floor area must be enclosed, but does not require interior finishing.

**(6) Lot Width**

- (a) The minimum lot width for a dwelling, single-detached house is:
  - (i) 8.6 m on an interior lot; and
  - (ii) 10.4 m on a corner lot.
- (b) The minimum lot width for a dwelling, duplex is:
  - (i) 13 m on an interior lot; and
  - (ii) 15 m on a corner lot.
- (c) The minimum lot width for a dwelling, semi-detached is:
  - (i) 7.4 m per dwelling unit on an interior lot; and
  - (ii) 9.1 m per dwelling unit on a corner lot.
- (d) Notwithstanding clauses (a) and (c), refer to Section 8.21 for additional regulations on lots less than 12.2 m in width.

**(7) Lot Area**

The maximum lot area is 1,000 sq. m. for single-detached, semi-detached, and duplex dwellings.

**(8) Lot Coverage**

- (a) The maximum lot coverage for a single-detached house is 40% for the principal building and garage, and 42% including accessory buildings.
- (b) The maximum lot coverage for a duplex or semi-detached dwelling is 47%.

**(9) Building Height**

The maximum building height is:

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- (a) 11.5 m for a walkout lot or a structure with a drive-under garage; and
- (b) 11 m in all other cases.

**(10) Attached Garage or Carport**

An attached garage or carport must comply with the building setback requirements that apply to the principal building.

**(11) Front Yard Setback**

- (a) The minimum front yard building setback for a dwelling with a front attached garage or front vehicle access is 6.0 m.
- (b) The minimum front yard building setback in all other cases is 4.5 m.
- (c) The minimum setback to an architectural projection for a dwelling with a front attached garage or front vehicular access is 5.4 m.
- (d) The minimum setback to an architectural projection in all other cases is 3.9 m.
- (e) Notwithstanding clauses (a) and (b), for the purpose of providing a variation to improve the overall amenity of an area, the Development Officer may require that front yard setbacks be varied by an amount between 0.5 m and 1.5 m for 1 in 6 new dwellings proposed for construction on continuously adjoining sites.

**(12) Side Yard Setback**

In this subsection:

- (a) a side yard building setback shall be provided on each side or portion of a side of a principal building as follows:

Lot Width	Building Sideyard Setback	Walkout Basement Sideyard Setback
<10 m	1.25 m	1.25 m
10 m - ≤12.5 m	1.25 m	1.25 m
>12.5 m	1.8 m	1.8 m

- (b) notwithstanding clause (a),
  - (i) on a corner lot, the side of the lot that adjoins a flanking public roadway must have a minimum side yard building setback of 3 m;

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- (ii) semi-detached dwellings, and decks associated with semi-detached dwellings, may develop to a 0 m setback along the property line, common;
- (c) the minimum setback to an architectural projection is 1.2 m, on the interior side of the lot, and
- (d) notwithstanding clause (c), on a corner lot, the minimum setback to an architectural projection is 2.4 m on the side facing the flanking public roadway.

**(13) Rear Yard Setback**

- (a) The minimum rear yard principal building setback is:
  - (i) 6 m, if an attached garage or a carport is located on the lot; and
  - (ii) 10 m in all other cases.
- (b) An architectural projection may encroach into the minimum rear yard setback by no more than 0.6 m.
- (c) The design elements on the front house façade shall be duplicated on the detached garage façade facing the lane.
- (d) Notwithstanding the requirements of Section 8.15, a fence in or around a rear yard must not exceed 1 m in height for the portion between the rear property line and the 1.5 m minimum detached garage setback.

**(14) Parking and Vehicular Access**

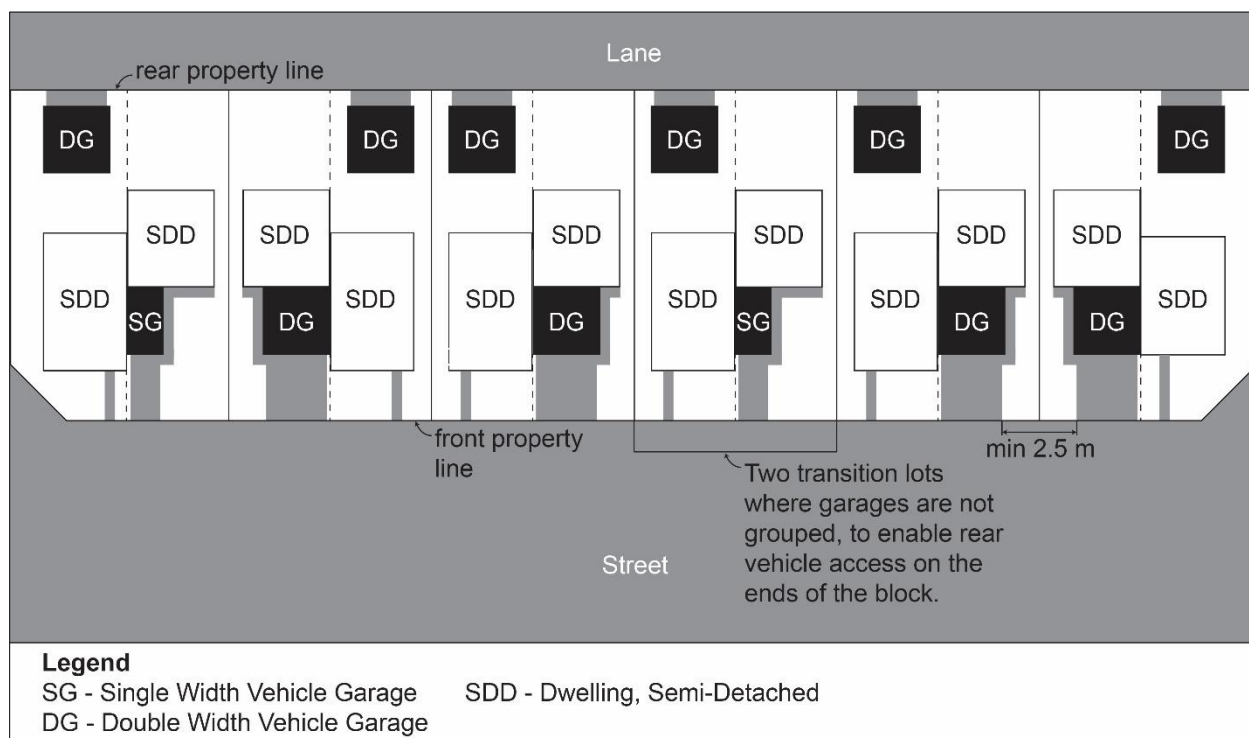
- (a) One vehicular access per lot shall be permitted for a dwelling, single-detached house or a dwelling, semi-detached. Two vehicular accesses per lot shall be permitted for a dwelling, duplex.
- (b) Vehicular access may either be provided from a lane, or a public road, and shall be hard surfaced.
- (c) For a dwelling, single-detached house, vehicle access shall be provided from a lane.
- (d) For a dwelling, semi-detached vehicle access shall be provided from a lane.
- (e) Notwithstanding clause (d), vehicular access for one side of the dwelling, semi-detached, or dwelling, duplex may be provided from a rear lane, and vehicle access for the second side of the dwelling, semi-detached or dwelling duplex shall be provided from a public road; and
  - (i) Vehicular access shall be grouped so that a dwelling with a rear detached garage are situated adjacent to each other, and dwelling with

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front attached garage are situated adjacent to each other, in pairs, as shown in Figure 12b.

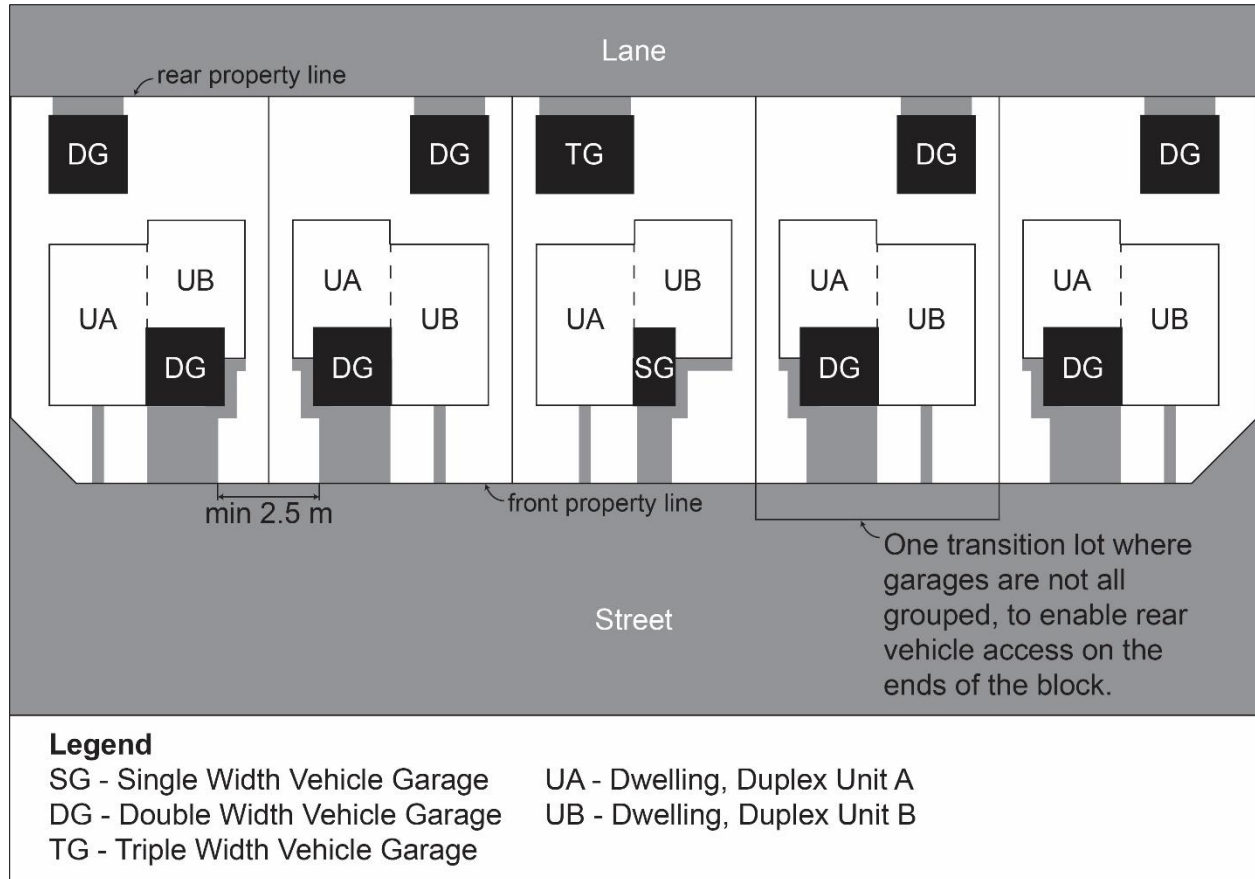
- (ii) Notwithstanding clause (i), a principal building with a rear detached garage shall be placed at the ends of blocks, as shown in Figure 12b.
  - (iii) Notwithstanding clause (ii), up to four mid-block transition lots are permitted per block where garages are not grouped, as shown in Figure 12b.
- (f) For a dwelling, duplex, vehicular access shall be provided from a lane.
- (g) Notwithstanding clause (f), vehicular access for one dwelling unit may be provided from a rear lane, and vehicle access for the second dwelling unit may be provided from a public road; and
- (i) Vehicular access shall be grouped so that dwellings with a rear detached garage are situated adjacent to each other, and a dwelling with a front attached garage are situated adjacent to each other, in pairs, as shown in Figure 12c.
  - (ii) Notwithstanding clause (i), a principal building with rear detached garage shall be placed at the ends of blocks, as shown in Figure 12c.
  - (iii) Notwithstanding clause (ii), up to two mid-block transition lots are permitted per block where garages are not grouped, as shown in Figure 12c.
- (h) Access to a single width vehicle garage or a double width vehicle garage may be provided from a lane, or a public road; and
- (i) Access to a triple width vehicle garage or larger shall be provided from a lane.
- (j) If a garage is not constructed at the same time as the principal dwelling, a two-vehicle hard surfaced parking pad shall be provided on-site and shall have vehicular access provided from a lane. The minimum width and depth of the parking pad shall include an allowance for the support of a future garage, including wall thickness, and be in conformance with the minimum interior width and depth clear space requirements of Section 7.2(4).
- (k) A hard surface parking pad must be setback from the rear property line by a minimum of 1.5 m, and shall include an underground electrical power connection with an outlet on a post approximately 1 m in height located within 1 m of the hard surfaced parking pad. There shall be hard surface material placed between the parking pad and the lane.

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**Figure 12b: Grouping of Vehicle Access on Adjacent Lot for a Block of Semi-Detached Dwellings**

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**Figure 12c: Grouping of Vehicle Access on Adjacent Lot for a Block of Duplex Dwellings**

**(15) Pedestrian Access**

- (a) Pedestrian access to the principal building shall be provided from a public road, excluding a lane; or a front access driveway.
- (b) Each principal dwelling unit that has direct access at ground level shall have an entrance door facing a public roadway, other than a lane; or a side yard. On a corner lot, the entrance door may face either the front public roadway or the flanking public roadway.

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