12.30 RD3: DUPLEX/SINGLE DETACHED RESIDENTIAL 3 ZONE

12.30.1 INTENT

This *zone* is intended for single detached housing, and on larger *lots*, duplex housing.

12.30.2 PRINCIPAL USES

Duplex dwelling

Single detached dwelling

12.30.3 ACCESSORY USES

Home occupation, accessory to a *duplex dwelling* or a *single detached dwelling*

See Section 6.1.10 for *home occupation* regulations

Amend BL 8282, 2023

Secondary suite, accessory only to a *single detached dwelling* or *duplex dwelling*

See Section 6.1.8 for *secondary suite* regulations

12.30.4 DENSITY

(a) For a *single detached dwelling use*:

(i) Maximum total *floor area* permitted on a *lot* shall be:

lot area x *floor space ratio* of 0.25 + 93 m^2.

Amend BL 8325, 2023

(ii) Deleted North Delta house size regulation

(b) For a *duplex dwelling use*:

(i) Maximum total *floor area* permitted on a *lot* shall be:

lot area x *floor space ratio* of 0.3 + 93 m^2.

Amend BL 8325, 2023

(ii) Deleted North Delta house size regulation

12.30.5 MINIMUM LOT SIZE FOR A DUPLEX DWELLING

Lot Area	836 m^2
Lot Width	22 m
Average Lot Depth	30 m

12.30.6 LOT COVERAGE

Maximum *lot coverage* shall be 40%.

12.30.7 SETBACKS

Minimum *setbacks* shall be:

	Principal Structure		*Accessory Structure*
Front	6.5 m		12 m
Interior Side	Where *building depth* does not exceed 18 m	1.5 m	1 m
	Where *building depth* exceeds 18 m	1.5 m for that portion of the *building* that does not exceed 18 m, and 3 m for that portion of the *building* that exceeds 18 m	
Exterior Side	3.5 m		6.5 m
Rear where *average lot depth* does not exceed 35 m	Where *building* height is 1 or 1.5 storeys	7.5 m	1 m
	Where *building* height is 2 or more storeys	9 m	
Rear where *average lot depth* exceeds 35 m	Where *building* height is 1 or 1.5 *storeys*	7.5 m plus 0.6 m for each additional 1 m of the *average lot depth* that exceeds 35 m	1 m
	Where *building* height is 2 or more *storeys*	9 m plus 0.6 m for each additional 1 m of the *average lot depth* that exceeds 35 m	

See Section 6.2 for additional *setback* regulations

12.30.8 HEIGHT

Amend BL 7955, 2020

(a) *Maximum height* shall be:

	Principal Structure	***Accessory Structure***
Maximum *Storeys*	2.5	1
Maximum height to *mid-roof* or the top of a *flat roof*	8 m	3 m
Maximum height to roof ridge for a *pitched roof*	9.5 m	3.75 m

See Section 6.2.14 for additional height regulations

(b) Despite Subsection (a), for detached *garages*, the *maximum height* to *mid-roof* or the top of a *flat roof* shall be 3.75 m and the *maximum height* to roof ridge for a *pitched roof* shall be 4.6 m.

12.30.9 MINIMUM LOT SIZE FOR SUBDIVISION

Lot Area	4,000 m^2
Lot Width	30 m
Average Lot Depth	30 m

12.30.10 OTHER REGULATIONS

A maximum of 1 *duplex dwelling* or 1 *single detached dwelling* shall be permitted on each *lot*.