11.30 RS3: SINGLE DETACHED RESIDENTIAL 3 ZONE

11.30.1 INTENT

This *zone* is intended for single detached housing on small *lots* in the vicinity of Georgia Strait.

11.30.2 PRINCIPAL USES

Single detached dwelling

11.30.3 ACCESSORY USES

Home occupation, accessory to a *single detached dwelling*

Secondary suite, accessory to a *single detached dwelling*

See Section 6.1.10 for *home occupation* regulations

See Section 6.1.8 for *secondary suite* regulations

11.30.4 LOT COVERAGE

Maximum *lot coverage* shall be 45%.

11.30.5 SETBACKS

Minimum *setbacks* shall be:

	Principal Structure	*Accessory Structure*
Front	6.5 m	12 m
Interior Side	1.5 m	1 m
Exterior Side	3.5 m	6.5 m
Rear	9 m	1 m

See Section 6.2 for additional *setback* regulations

11.30.6 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.

11.30.7 MINIMUM LOT SIZE FOR SUBDIVISION

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

11.30.8 OTHER REGULATIONS

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