

# RS - 1 (Single Family)

## Zoning Compliance Summary Checklist Buildings & Structures for one Family Residential Use



Fill for house construction is limited to 7.5m beyond building face to toe of fill on ALR lots

\*\*Please be advised that this handout is a Zoning Bylaw summary only. Please refer to the Zoning bylaw for complete information.\*\*

Building Permit Number : \_\_\_\_\_

### PROPERTY INFORMATION

Address : \_\_\_\_\_  
 Lot Depth : \_\_\_\_\_ Min. Basement El : \_\_\_\_\_  
 Lot Width : \_\_\_\_\_ Prop. Basement El : \_\_\_\_\_  
 Lot Area : \_\_\_\_\_  
 Lot # : \_\_\_\_\_ BCP: \_\_\_\_\_

### COVENANTS REGISTERED ON TITLE:

|                           |       |
|---------------------------|-------|
| Comprehensive Design      | Y / N |
| Geotechnical :            | Y / N |
| Fish & Wildlife :         | Y / N |
| Development Permit Area : | Y / N |
| Water Management :        | Y / N |
| Flood Plain :             | Y / N |
| Stat. Right-of-Way :      | Y / N |

### SETBACKS

|   | Minimum                       | Proposed     | Complies* |
|---|-------------------------------|--------------|-----------|
| <b>Principal Structure</b>  | Front                         | 7.5 metres   | m         |
|   | Rear                          | **7.5 metres | m         |
|   | Left Side                     | 1.5 metres   | m         |
|   | Right Side                    | 1.5 metres   | m         |
|   | Side setbacks combined        | 3.5 metres   | m         |
|   | Flanking Street               | 4.5 metres   | m         |
| * City of Maple Ridge use only                                    |                               |              |           |
| <b>Detached Garage / Carport &amp; other Accessory structures</b> | Flanking Street Side          | 3.0 metres   | m         |
|   | Front Prop. Line              | 3.0 metres   | m         |
|   | Lane/Rear Prop. Line          | 1.5 metres   | m         |
|   | Interior Side Prop. Line      | 1.5 metres   | m         |
| BP file #   | Separation between structures | 1.5 metres   | m         |

|  |                 |   |
|--|-----------------|---|
| Min. setback to cantilevered projections (bay windows, hutches, nooks, etc) from abutting interior side lot line | 0.90m (3' - 0") | m |
| Maximum Roof projection into interior side yard  | 0.61m (2' - 0") | m |
| Maximum Roof projection into front, rear or exterior side yard setbacks  | 1.25m (4' - 1") | m |

| Dwelling's Corner Grade Elevations |      |       | FRONT DDP Avg CALCULATION (FDDP Avg) please see reverse  |  |
|------------------------------------|------|-------|--|--|
| (metric)                           | Left | Right | ((Lowest of existing or finished grade on Right side) + (lowest of existing or finished grade on Left side)) / 2 = _____ m |  |
| Front finished gr.                 | a)   | c)    |  |  |
| Rear finished gr.                  | b)   | d)    | <b>REAR DDP Avg CALCULATION (RDDP Avg) please see reverse</b>  |  |
| Front Existing gr.                 | e)   | g)    | ((Lowest of existing or finished grade on Right side) + (lowest of existing or finished grade on Left side)) / 2 = _____ m |  |
| Rear Existing gr.                  | f)   | h)    |  |  |

|   |   |  |  |
|---|---|--|--|
| FRONT SLOPE CALCULATION (for negative gradient lots only as measured from Avg Curb Elevation to the Front Datum Determination Avg.) |   |  |  |
| Avg curb elevation (k) = _____ m  | Horizontal length from Avg. Curb EL to the FDDP Avg (L) = _____ m |  |  |
| Front DDP Avg (i) = _____ m   | <b>Slope Calculation = ((k - i) / L) x 100 = _____ %</b>          |  |  |

Qualifying for a height bonus (for dwelling only)? Y / N 10% or greater = 0.5m (1'-7.5") 15% or greater = 1.0m (3'-3.5")

| BUILDING HEIGHT                      | Roof pitch | Maximum height permitted | Bonus | Proposed | Complies |
|--------------------------------------|------------|--------------------------|-------|----------|----------|
| Principal Building                   |            | 11.0 metres              | m     | m        |          |
| Detached Parking/Accessory structure |            | 4.5 metres               | m     | m        |          |

| HIGHEST BUILDING FACE   | Maximum | Proposed | Complies |
|---|---------|----------|----------|
| complies with sloping 7 m Highest Building Face line (from existing grades) | 7.0m    | m        |          |
| complies with sloping 7 m Highest Building Face line (from finished grades) | 7.0m    | m        |          |
| 40% exemption rule applied?   | Y / N   | 40%      | %        |

| RETAINING WALLS                                  | walls over 1.0 metre in height require P.Eng design | Proposed | Complies |
|--|---|----------|----------|
| RETAINING WALLS: maximum 1.20 m (4' - 0") height |   | m        |          |

| BUILDING COVERAGE                      | Maximum % | Proposed % | Maximum area (in metric)           | Proposed area (in metric) |
|--|-----------|------------|------------------------------------|---------------------------|
| All buildings & Structures             | 40%       | %          | m <sup>2</sup>                     | m <sup>2</sup>            |
| Detached Parking /accessory structures | 15%       | %          | lesser of 279m <sup>2</sup> or 15% | m <sup>2</sup>            |

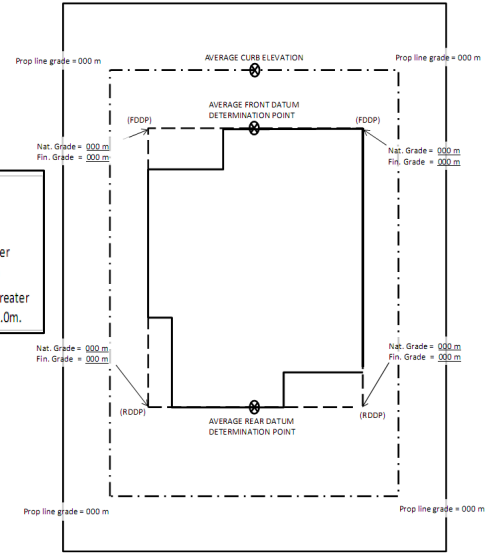
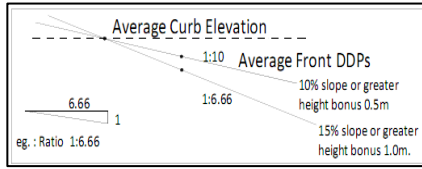
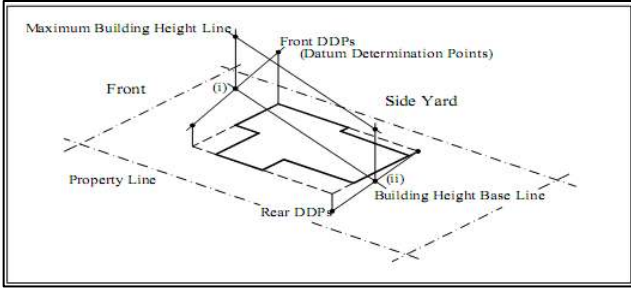
\*\*Where a high pressure gas main right of way is located within the required rear setback area from a rear lot line, the setback shall be not less than 5 metres from the right of way to the rear of the buildings closets projection.

Stamp area (for City use only)

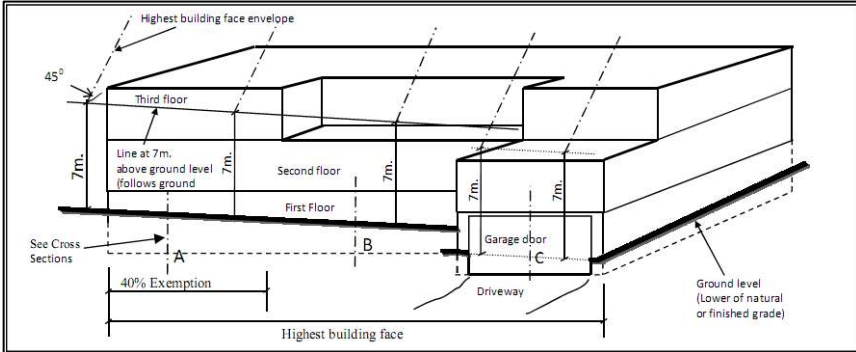
Planchecker : \_\_\_\_\_ Date : \_\_\_\_\_

**BUILDING HEIGHT BASE LINE** - means:

- I. averaging the two front Datum Determination Points on the lot; and
- II. averaging the two rear Datum Determination Points on the lot; and
- III. longitudinally extending a line joining (i) and (ii); illustrated by way of the following diagram;

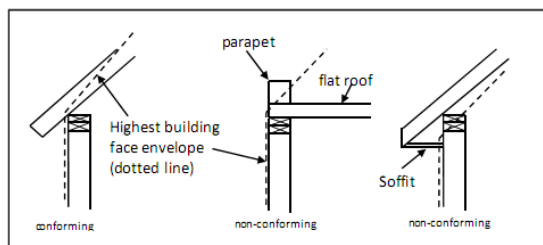
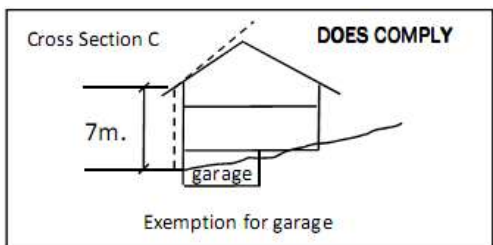
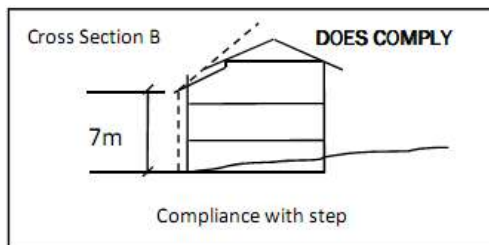
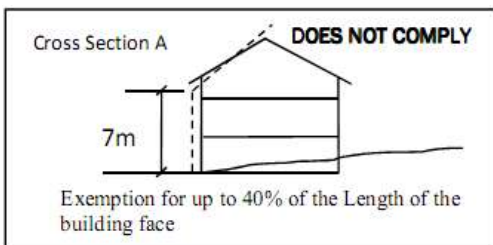


**DATUM DETERMINATION POINTS** - means the two points on a lot created where the front most and rearmost wall face of the principal building, or projections thereof, intersect with the outermost sidewall faces, or projections thereof, measured as the lesser of Natural or Finished Grade.



**LOCALIZED DEPRESSION** - means:

- I. an existing depression in Natural Grade not exceeding 3 metres (9.8ft.) in width, or the lesser of 3 metres or 20% of the wall length along any building wall that it intersects;
- II. a depression below Finished Grade created for the purposes of providing vehicles or pedestrian entrance to a building subject to the following conditions:
  - A. only one vehicle entrance and one pedestrian entrance are permitted as Localized Depressions on a single family residential building.
  - B. on any side of the building in a single family residential zone, the Localized Depression width shall not exceed the lesser of 50% of the corresponding building width or:
    - \* 6.0m (20 ft.) width for vehicle access.
    - \* 2.44m (8 ft.) wide 3.0 m<sup>2</sup> in area for a pedestrian access.
    - \* 7.3m (24 ft.) wide for a combined vehicle and pedestrian access
- III. any combination of vehicle or pedestrian entrances and existing depressions remaining after finish grading shall not exceed 50% of the corresponding building width or length along any side of a building.



**Highest Building Face Exemptions:**

- I. 40% of the length of the building face can be exempt from this regulation. Different parts of the building face can be exempt, provided that the sum of their lengths does not exceed 40% of the total length of the elevation.
- II. 100% of the length of the rear building face for those lots whose entire rear lot line abuts land dedicated for park purposes by subdivision plan, within which a watercourse shown on Schedule "E" exists, provided that the Highest Building Face is identified on the rear building elevation.
- III. 100% of the length of the interior side building face for those lots whose entire interior side lot line abuts land dedicated for park purposes by subdivision plan, within which a watercourse shown on Schedule "E" exists, provided that the Highest Building Face is identified on the interior side building elevation.
- IV. Roof eaves, decks, decorative features, and the pitched roof portion of either gable ends or dormers are exempt.
- V. Any portion of the roof structure above the top plate is exempt from this calculation.

