



R - 1

Zoning Compliance Summary Checklist Buildings & Structures for one family Residential

**Secondary Suites are not permitted
in this Zone.**

Building Permit Number : _____

PROPERTY INFORMATION

Address : _____
 Lot Depth : _____ Min. Basement El : _____
 Lot Width : _____ Prop. Basement El : _____
 Lot Area : _____
 Lot # : _____ Plan: _____

COVENANTS REGISTERED ON TITLE:

Comprehensive Design :	Y / N	
Geotechnical :	Y / N	
Fish & Wildlife :	Y / N	
DP30 Area :	Y / N	
Water Management :	Y / N	
Flood Plain :	Y / N	
Stat. Right-of-Way :	Y / N	

SETBACKS

	Minimum	Proposed	Complies ^
Principal Structure	Front	5.5 metres	m
	Rear	8.0 metres	m
	Left Side	1.2 metres	m
	Right Side	1.2 metres	m
	Flanking Street	3.0 metres	m

* District of Maple Ridge use only

Detached Garage / Carport / Accessory structures BP file # _____	Flanking Street Side	3.0 metres	m
	Front Prop. Line	5.5 metres	m
	Lane/Rear Prop. Line	1.0 metres	m
	Interior Side Prop. Line	1.0 metres	m
Separation between structures		1.5 metres	m

Min. setback to projections (bay windows, hatches, 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		
Front finished gr.	a)	c)	((Lowest of existing or finished grade on Right side) + (lowest of existing or finished grade on Left side)) / 2 = _____ m	
Rear finished gr.	b)	d)	REAR DDP Avg CALCULATION (RDDP Avg) please see reverse	
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	Slope Calculation = ((k - i) / L) x 100 = _____ %	

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		9.0 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%	%	m2	m2
Detached Parking /accessory structures	10%	%	lesser of 279m2 or 15% m2	m2

Planchecker : _____ Date : _____	Stamp area (for District use only)
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Please be advised that this handout is a Zoning Bylaw **guideline** only. Please refer to the Zoning Bylaw for complete information.

District of Maple Ridge

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