



R - 3

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

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 for lots with a rear lane	Front	3.0 metres	m
	Rear	11.0 metres	m
	Left Side	1.2 metres	m
	Right Side	1.2 metres	m
	Flanking Street	2.0 metres	m

	Minimum	Proposed	Complies *
Principal Structure for lots without a rear lane	Front	3.0 metres	m
	Front of attached garage	5.5 metres	m
	Rear	6.0 metres	m
	Left Side	1.2 metres	m
	Right Side	1.2 metres	m
Flanking Street	2.0 metres	m	

* District of Maple Ridge use only

	Minimum	Proposed	Complies *
Detached Garage / Carport / Accessory structures BP file # _____	Flanking Street Side	2.0 metres	m
	Front Prop. Line	11.0 metres	m
	Lane/Rear Prop. Line	0.45 metres	m
	Interior Side Prop. Line	0.45 metres	m
	Other side Prop. Line	2.0 metres	m
Separation between principal residence use	4.5 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 interior side yard	0.30m (11.75') for detached accessory buildings	m
Maximum Roof projection into front, rear or exterior side yard setbacks	1.25m (4' - 1")	m
Vehicular access for lots backing on a Municipal lane will be restricted to the lane		Y / N

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)	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)		

Avg finished grades around dwelling = (a) + b) + c) + d)) / 4 = _____ m
 Basement Floor Elevation = _____ - Avg of Finished grades around the dwelling _____ = _____ m

if more than 300mm (below the Avgd finished grades), then the lower level is a basement.	storey	basement
maximum of 2 storeys is permitted for this dwelling. Is this proposal a 2 storey dwelling?	Y / N	

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		9.75 metres	m	m	
Detached Parking/Accessory structure		4.9 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	50%	%	m2	m2

Planchecker _____ date: _____

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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