CD - 3 - 98 RS-1b Siting

Zoning Compliance Summary Checklist

Buildings & Structures for one Family Residential Use

**Please be advised that this handout is a Zoning Bylaw summary only.
See Zoning Bylaw for complete information.**

MAPLE RIDGE British Columbia

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	6.0 metres	m	
	Rear	6.0 metres	m	
Principal & Accessory buildings and structures must comply with visual clearance at intersections per Section 403.8 of the zoning bylaw	Left Side	1.5 metres	m	
	Right Side	1.5 metres	m	
	Exterior Side Lot Line	3.0 metres	m	
		* City of Maple Ridge use only		
Detached Garage / Carport / Accessory structures (Lots < 557m^2)	Front Lot Line	11 metres	m	
	Rear Lot Line	0.45 metres	m	
	Interior Side Lot Line	0.45 metres	m	
	Exterior Side Lot Line	3.0 metres	m	
	Separation between/to principal residential use	4.5 metres	m	
Detached Garage / Carport / Accessory structures (Lots ≥ 557m^2)	Front Lot Line	7.5 metres	m	
	Rear Lot Line	1.5 metres	m	
	Interior Side Lot Line	1.5 metres	m	
	Exterior Side Lot Line	3.0 metres	m	
	Separation between/to principal residential use	1.5 metres	m	

Min. setback to projections (bay windows, hutches, nooks, etc) from abutting interior side lot line **0.90m (3' - 0")**	m	
Maximum Roof projection into the required interior side yard **0.60m (2' - 0")**	m	
Maximum Roof projection into the required interior side & rear yards for **accessory buildings** is **0.45m (1'-6")**	m	
Maximum Roof projection **into** front, rear or exterior side yard setbacks **1.25m (4' - 1")**	m	

Dwelling's Corner Grade Elevations

(in meters)	Left	Right
Front finished gr.	a)	c)
Rear finished gr.	b)	d)
Front Existing gr.	e)	g)
Rear Existing gr.	f)	h)

AVERAGE FINISHED GRADE (lot grading plans) please see reverse

((Add Lowest of existing or proposed grades at all exterior corners)
(4 corners minimum))/ (# of corners used, 4 min) _____= m

AVERAGE NATURAL GRADE (No lot grading plan) please see reverse

((Add Lowest of existing or proposed grades at all exterior corners)
(4 corners minimum))/ (# of corners used, 4 min) _____= m

BUILDING HEIGHT

Building Height measured to Mid Point between Main Roof Ridge and Eave of Heighest Storey for roof pitch ≥ 4:12

Building Height measured to Highest point of THE Roof for Flat roofs or where the roof pitch < 4:12

BUILDING HEIGHT of:	Roof pitch	Maximum height permitted	Proposed	Complies
Principal Building		9.75 metres	m	
Detached Parking/Accessory structure		6.0 metres	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	

LOT COVERAGE	Maximum %	Proposed %	Maximum area (in metric)		Proposed area (in metric)	
All buildings & Structures total	40%	%		m^2	m^2	
Accessory buildings & Structures	15%	%	lesser of 279m^2 or 10%	m^2	m^2	

notes:

Stamp area (for City use only)

Planchecker : _____ Date : _____

City of Maple Ridge
11995 Haney Place, Maple Ridge, BC V2X 6A9 Tel: 604-467-7311 Fax: 604-467-7461
Enquires at: buildingenquires@mapleridge.ca ***Web site:*** www.mapleridge.ca

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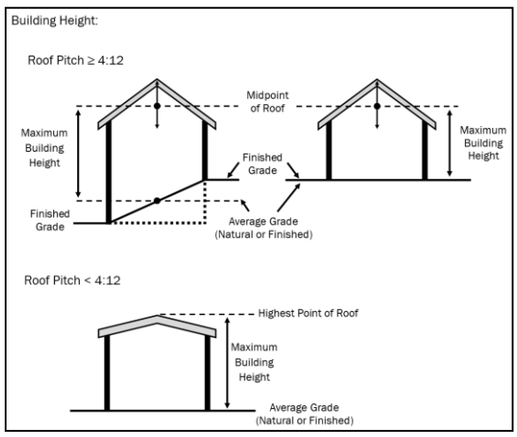
BUILDING HEIGHT:

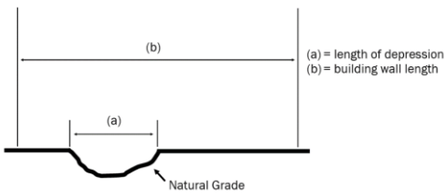
1. The *Building Height shall* be measured as the vertical distance from either:
   a. the *Average Finished* Grade, or
   b. the *Average Natural Grade* for subdivisions of less than three (3) *Lots* and for infill *Developments* which are not required by the Municipal Engineering Department to provide a *Comprehensive Lot Grading Plan*,

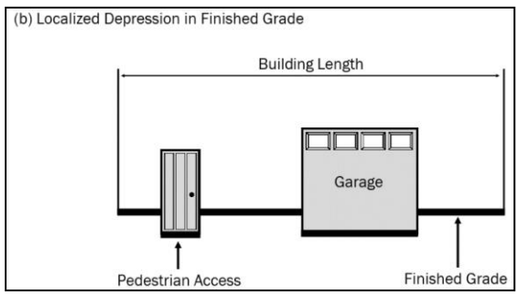


LOCALIZED DEPRESSION:

1. an existing localized depression in Natural Grade not exceeding 3 metres (9.8ft.) in width, or 20% of the building length that it abuts, whichever is less;
2. a localized depression below Finished Grade providing vehicle or pedestrian entrances to a building shall be subject to the following conditions:
   a. only one vehicle entrance and one pedestrian entrance are shall be considered as Localized Depressions on a single family or two unit residential building.
   b. on any side of the building in a single detached or two unit residential building, the Localized Depression width shall not exceed the lesser of 50% of the corresponding building width or:
      i. 6.0m (20 ft.) width for vehicle access.
      ii. 2.44m (8 ft.) wide 3.0 m^2 in area for a pedestrian access, or
      iii. 7.3m (24 ft.) wide for a combined vehicle and pedestrian access
3. where a localized depression for a pedestrian entrance is completely covered by a deck attached to the storey immediately above it, the localized depression shall be exempt.
4. any combination of vehicle or pedestrian entrances and exist ing depressions remaining after finish grading shall not exceed 50% of the corresponding building width or length along any side of a building.

(a) Localized Depression in natural grade





HIGHEST BUILDING FACE EXEMPTIONS:

a. a maximum 40% of the length of the building face can be exempt from this regulation. Different portions of the building face can be exempted, provided that the sum of their lengths does not exceed 40% of the total length of the building face;
b. roof eaves, decks, decorative features, and the pitched roof portion of either gable ends or dormers are exempt;
c. any portion of the roof *Structure* above the top plate is exempt from this calculation; and
d. 100% of the length of the rear *Building Face* is exempt for *Lots* where the entire *Rear Lot Line* abuts land dedicated by subdivision for *Park* purposes within which a *Watercourse* exists, as identified on Schedule "C" – Natural Features of the Maple Ridge Official Community Plan Bylaw No. 7060-2014 or the Streamside Setback Assessment Map of the Maple Ridge Watercourse Protection Bylaw No. 6410-2006, provided that the rear *Building* elevation is identified as the highest *Building Face*.

Exceptions: