

Section 6.20 – Residential Small Lot 1 (RS1) Zone

(Replaced by Bylaw Nos. 1662 and 1864)

The intent of the Residential Small Lot 1 (RS1) Zone is to permit one-family dwelling lots serviced by municipal sewers within the urban core as an infill use, or in new neighbourhoods where a sewer system is in place.

6.20.01 Permitted Uses

The following **uses** and no others are permitted in the RS1 Zone:

- (1) **Accessory buildings and structures;**
- (2) **Dwelling, one-family;**
- (3) **Dwelling, two-family;** *(Bylaw No. 2014)*
- (4) **Group Daycare**, on the property legally described as Strata Lot 2, Section 1, Range 3 West, Highland District, Strata Plan EPS3543, PID No. 029-824-711 (2323 Belair Road); *(Bylaw No. 2086);*
- (5) **Home occupation**, in accordance with Section 3.09;
- (6) **Secondary suite, garden suite, or carriage suite**, in conjunction with a one-family dwelling, in accordance with Section 3.08; *(Bylaw No. 2183)*
- (7) Deleted. *(Bylaw No. 2183)*
- (8) Deleted. *(Bylaw No. 2183)*
- (9) The keeping of not more than four **boarders** in a **one-family dwelling**;
- (10) **Townhouses**, not to exceed 62 units, on the property legally described as Lot 1, Section 3, Range 3 West, Highland District, Plan 9548, Except that Part in Plan 14368, PID No. 005-349-893 (2120 Millstream Road); *(Bylaw Nos. 1761 and 2132)*
- (11) **Townhouses** on the properties legally described as PID No. 002-559-285 (3306 Happy Valley Road); PID No. 003-620-603 (3310 Happy Valley Road); PID No. 005-198-143 (3326 and 3328 Happy Valley Road); PID No. 018-357-776 (3338 Happy Valley Road); PID No. 018-357-784 (3340 Happy Valley Road); PID No. 004-491-823 (3344 Happy Valley Road); and PID No. 000-156-884 (3416 Hazelwood Road); PID No. 029-377-994 (3420 Luxton Road); PID No. 005-630-037 (1120 Finney Road); PID No. 025-806-530 (3219 Loledo Place; and PID No. 025-806-548 (3235 Loledo Place); PID No. 009-831-983 (1551 Sawyer Road), and PID No. 025-843-192 (1559 Sawyer Road). *(Bylaw Nos. 2014 and 2059)*
- (12) **Uses accessory** to a **principal use** permitted in this **Zone**; and
- (13) **Uses** permitted by Section 3.01 of this Bylaw.

In addition, the following **uses** are permitted on **lots** less than 4,047 m² (1 acre) in **lot area**, subject to Sections 6.20.03(2), (3), and (4): *(Bylaw No. 2183)*

- (14) **Secondary suite** in a **two-family dwelling**, subject to Section 3.08;
- (15) **Townhouse**.

6.20.02 Subdivision Lot Requirements

- (1) No **lot** having a **lot area** less than 850 m² (9,150 ft²) may be created by subdivision in the Residential Small Lot 1 (RS1) Zone;
- (2) Despite Subsection 6.20.02(1), on land whose legal description is set out in Table 1 of Schedule AD, the minimum **lot area** for subdivision of **lots** for a **one-family dwelling** use may be 200 m² (2,153 ft²) if the owner of the land proposed to be subdivided:
 - (a) Pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the time of subdivision;
- (3) No **lot** having a **lot width** of less than 9 m (29.5 ft) may be created by subdivision;
- (4) Despite Section 6.20.02(3), no **lot** rezoned after June 30, 2024 having a **lot width** of less than 10 m (32.8 ft) may be created by subdivision; *(Bylaw No. 2183)*
- (5) No **lot** having a **building envelope** with a width or depth less than 5.5 m (18 ft) nor an area less than 67 m² (720 ft²) may be created by subdivision;
- (6) No panhandle **lot** having a **lot area** less than a 400 m² (4,305 ft²) may be created by subdivision in the Residential Small Lot 1 (RS1) Zone;
- (7) Despite Article 6.20.02(1) and 6.20.02(2), the minimum **lot area** and minimum **lot width** for subdivision of lots for a one-family dwelling use may be further reduced for the properties listed in Table 1 below as indicated:

Table 1

Legal Description	Minimum Lot Width
PID No. 000-156-884 (3416 Hazelwood Road)	8.4 m (27.5 ft), except one lot included in the plan of subdivision may be 7.6 m (24.9 ft)

6.20.03 Density of Development

- (1) There may not be more than one **dwelling unit** on a lot, exclusive of either a **secondary suite**, **garden suite**, or **carriage suite**, unless otherwise specified below or where permitted by Sections 6.20.01(10) and (11). *(Bylaw No. 2183)*
- (2) A maximum of three **dwelling units** may be permitted on **lots** with **lot areas** less than or equal to 280 m², which may be in the following prescribed forms: *(Bylaw No. 2183)*
 - (a) **One-family dwelling**, which may contain a **secondary suite**; or
 - (b) **Townhouse**; or

- (c) **Two-family dwelling**, of which one unit may contain a **secondary suite**.
- (3) A maximum of four **dwelling units** may be permitted on **lots** with **lot areas** between 281 m² and 4,047 m² (1 acre), which may be in the following prescribed forms: *(Bylaw No. 2183)*
- (a) **One-family dwelling**, which may contain a **secondary suite**; or
 - (b) **One-family dwelling**, which may contain a **secondary suite** and a detached **garden suite** or **carriage suite**; or
 - (c) **Townhouse**; or
 - (d) **Two-family dwelling**, of which both units may contain a **secondary suite**.
- (4) A maximum of five **dwelling units** may be permitted on **lots** with **lot areas** between 281 m² and 4,047 m² (1 acre) that are within 400 m of a prescribed transit stop as shown on Schedule AA, which may be in the following prescribed forms: *(Bylaw No. 2183)*
- (a) **One-family dwelling**, which may contain a **secondary suite**; or
 - (b) **One-family dwelling**, which may contain a **secondary suite** and a detached **garden suite** or **carriage suite**; or
 - (c) **Townhouse**; or
 - (d) **Two-family dwelling**, of which both units may contain a **secondary suite**.
- (5) Despite Section 6.20.03(4), a maximum of six dwelling units may be permitted on lots meeting the criteria of that Section if the owner pays to the City the amount specified below prior to the issuance of a Building Permit: *(Bylaw No. 2183)*
- (a) \$1,000 towards the Affordable Housing Reserve Fund; and
 - (b) \$3,800 towards the General Amenity Reserve Fund.
- (6) The total floor area of a one-family dwelling on lots less than 400 m² (4,306 ft²) on the property legally described as Lot 3, Section 84, Esquimalt District, Plan 21075; PID No. 003-488-209 (939 Walfred Road) may not exceed the total area of the lot upon which it is controlled.

6.20.04 Regulations of Use *(Bylaw No. 2014)*

- (1) A **two-family dwelling** use is subject to the regulations of the R2 Zone and not the regulations of this zone.
- (2) A **townhouse** use is subject to the regulations of the RT1 Zone and not the regulations of this zone.

6.20.05 Lot Coverage

- (1) **Lot coverage** of all **buildings** and **structures** may not exceed 50%.
- (2) Despite subsection 6.20.05(1), the **lot coverage** for a **Townhouse** use may exceed 50% but may not exceed 60%.

6.20.06 Height and Size of Principal Use Buildings

- (1) No **building** or **structure** may exceed a **height** of 11 m (36.1 ft). (*Bylaw No. 2183*)
- (2) Despite subsection 6.20.06(1) any **townhouse** structure or a principal **building** on property legally described as PID No. 000-156-884 (3416 Hazelwood Road) may exceed a height of 9 m (29.5 ft), but may not exceed a height of three storeys.
- (3) Despite subsection 6.20.06(1) any townhouse structure or a principal building on the property legally described as PID No. 009-831-983 (1551 Sawyer Road) and PID No. 025-843-192 (1559 Sawyer Road) may exceed a height of 9.0 m (29.5 ft), but may not exceed a height of three storeys. (*Bylaw No. 2059*)

6.20.07 Setbacks

- (1) No principal **building** may be located:
 - (a) Within 3 m (9.8 ft) of any **front lot line** when the lot fronts on and has access from a highway or access route in a bare land strata plan, except that no garage or carport that faces any front lot line and whose vehicle access crosses a front line may be located within 6 m (19.6 ft) of the nearest edge of the sidewalk or the nearest edge of the curb (if no sidewalk has been constructed) of the abutting highway or access route;
 - (b) Within 3 m (9.8 ft) of any **rear lot line**; (*Bylaw No. 2183*)
 - (c) Within 3 m (9.8 ft) of any **exterior side lot line**, except that no **garage or carport** that faces an **exterior side lot line** may be located within 6 m (19.6 ft) of the nearest edge of the sidewalk or the nearest edge of the curb (if no sidewalk has been constructed) of the abutting **highway** or access route; (*Bylaw No. 2183*)
 - (d) Within 1.5 m (4.9 ft) of any **interior side lot line**.

6.20.08 Landscape Screening

The relevant regulations of Section 3.21 of this Bylaw shall apply.

6.20.09 General

The relevant regulations of Part 3 of this Bylaw shall apply.

Section 6.22 – One- and Two-Family Residential (R2) Zone

(Replaced by Bylaw Nos. 1662 and 1864)

The intent of the One- and Two-Family Residential (R2) Zone is to permit a one-family dwelling on a lot with an area of not less than 1 ha (2.47 ac) in areas not serviced by community sanitary sewer, and to permit a one-family dwelling on a lot with an area not less than 400 m² (4,305 ft²) and two-family dwellings on a lot with an area not less than 600 m² (6,458 ft²) in areas that are served by community sewer.

6.22.01 Permitted Uses

The following **uses** and no others are permitted in the R2 Zone:

- (1) **Accessory buildings and structures;**
- (2) **Dwelling, one-family;**
- (3) **Dwelling, two-family**, in accordance with Section 6.22.03; *(Bylaw No. 1945)*
- (4) **Group daycare**, in accordance with Subsection 3.26.02;
- (5) **Home occupation**, in accordance with Section 3.09;
- (6) **Schools** on lands shaded on the map attached as Schedule WL to this Bylaw;
- (7) **Secondary suite, garden suite, or carriage suite** in conjunction with a one-family dwelling, in accordance with Section 3.08; *(Bylaw No. 2183)*
- (8) The keeping of horses, cattle, sheep, goats, rabbits and poultry, for domestic purposes, in accordance with Section 3.12;
- (9) The keeping of not more than four **boarders** in a **one-family dwelling**;
- (10) **Townhouses** on those properties legally described as PID No. 001-539-990, (798 Gwendolynn Drive), PID No. 009-875-867 (3690 Happy Valley Road), PID No. 002-035-235 (3694 Happy Valley Road), PID No. 001-138-138 (4342 West Shore Parkway), and on lands shown shaded on the map attached as Schedule WL to this Bylaw; *(Bylaw No. 2170)*
- (11) **Uses accessory to a principal use** permitted in this zone; and
- (12) **Uses** permitted by Section 3.01 of this Bylaw.

In addition, the following **uses** are permitted on **lots** less than 4,047 m² (1 acre) in **lot area**, subject to Sections 6.22.04(2), (3), and (4): *(Bylaw No. 2183)*

- (13) **Secondary suite** in a **two-family dwelling**, subject to Section 3.08;
- (14) **Townhouse.**

6.22.02 Subdivision Lot Requirements

- (1) No **lot** having a **lot area** less than 2 ha (5 ac) may be created by subdivision in the R2 Zone, except that a **lot** of 400 m² (4,305 ft²) may be created by subdivision if:
 - (a) The property is served by community sanitary sewer; **AND**
 - (b) Is not within the lands designated as “City Centre” on Map 2 – City of Langford Growth Management and Land Use Strategy, of Bylaw No. 1200, City of Langford’s Official Community Plan; **AND EITHER**
 - (c) The legal description of the property being subdivided is not listed in Column 3 of Table 1 of Schedule AD of this Bylaw; **OR**
 - (d) The legal description of the property being subdivided is listed in Column 3 of Table 1 of Schedule AD of this Bylaw **AND** the owner of the land proposed to be subdivided pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the time of subdivision.
- (2) No **lot** having a **lot width** less than 12 m (39.3 ft) may be created by subdivision.
- (3) No **lot** having a **building envelope** with a width or depth less than 6 m (19.6 ft) nor an area less than 93 m² (1,000 ft²) may be created by subdivision.
- (4) No **panhandle lot** may be created in the R2 Zone.
- (5) Despite subsection 6.22.02(1), on that property legally described as Lot 1, Section 26, Goldstreet District, Plan 24172; PID No. 002-981-220 (2955 Irwin Road), the minimum **lot area** for subdivision may be 260 m² (2,798.6 ft²) if:
 - (a) The owner of the land proposed to be subdivided pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the time of subdivision; and
 - (b) The maximum density of development does not exceed 18 **lots**.
- (6) Despite subsection 6.22.02(1), on land shown as shaded on the map attached as Schedule WL, the minimum **lot area** for subdivision may be 200 m² (2,152.8 ft²) if the owner of the land proposed to be subdivided:
 - (a) Pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the time of subdivision; and
 - (b) Does not create more than 30 **lots** by subdivision that have a **lot area** less than 400 m² (4,305.6 ft²).

6.22.03 Regulations for Two-Family Residential Use

In addition to all other regulations in this section, the following regulations apply to **two-family dwellings** in the R2 Zone:

- (1) Deleted. (*Bylaw No. 2183*)
- (2) Deleted. (*Bylaw Nos. 2082 and 2183*)

- (3) Deleted. *(Bylaw Nos. 2082 and 2183)*
- (4) Deleted. *(Bylaw No. 2082)*
- (5) Deleted. *(Bylaw No. 2183)*
- (6) Deleted. *(Bylaw Nos. 1945 and 2082)*
- (7) In addition to all other regulations of this Bylaw any building or structure on the **lot** must be dimensioned, sited, and designed in conformance with an approved development permit;
- (8) In addition to all other regulations of this Bylaw, a continuous **landscape and screening area** of at least 1 m (3.3 ft) in width containing a shrub, hedge, or fence screen or a minimum **height** of 1.8 m (5.9 ft) at time of planting, must be provided along any interior side lot line starting from 6 m (19.7 ft) to the rear of the front lot line and extending to the **rear lot line**.

6.22.04 Density of Development

- (1) There may not be more than one **dwelling unit** on a lot, exclusive of either a **secondary suite**, **garden suite**, or **carriage suite**, unless otherwise specified below or where permitted by Section 6.22.01(10). *(Bylaw No. 2183)*
- (2) Deleted. *(Bylaw No. 2183)*
- (3) A maximum of three **dwelling units** may be permitted on **lots** with **lot areas** less than or equal to 280 m², which may be in the following prescribed forms: *(Bylaw No. 2183)*
 - (a) **One-family dwelling**, which may contain a **secondary suite**; or
 - (b) **Townhouse**; or
 - (c) **Two-family dwelling**, of which one unit may contain a **secondary suite**.
- (4) A maximum of four **dwelling units** may be permitted on **lots** with **lot areas** between 281 m² and 4,047 m² (1 acre), which may be in the following prescribed forms: *(Bylaw No. 2183)*
 - (a) **One-family dwelling**, which may contain a **secondary suite**; or
 - (b) **One-family dwelling**, which may contain a **secondary suite** and a detached **garden suite** or **carriage house**; or
 - (c) **Townhouse**; or
 - (d) **Two-family dwelling**, of which both units may contain a **secondary suite**.
- (5) Under no circumstances may the density exceed more than 60 lots on the property legally described as Lot A, Sections 2 and 3, Range 3 West, Highland District, Plan VIP53467, Except Plans EPP55578, EPP64255 and EPP111153, PID No. 017-612-675 (2207 Millstream Road). *(Bylaw No. 2150)*

- (6) A maximum of five **dwelling units** may be permitted on **lots** with **lot areas** between 281 m² and 4,047 m² (1 acre) that are within 400 m of a prescribed transit stop as shown on Schedule AA, which may be in the following prescribed forms: *(Bylaw No. 2183)*
 - (a) **One-family dwelling**, which may contain a **secondary suite**; or
 - (b) **One-family dwelling**, which may contain a **secondary suite** and a detached **garden suite** or **carriage house**; or
 - (c) **Townhouse**; or
 - (d) **Two-family dwelling**, of which both units may contain a **secondary suite**.
- (7) Despite Section 6.22.04(5), a maximum of six **dwelling units** may be permitted on **lots** meeting the criteria of that Section if the owner pays to the City the amount specified below prior to the issuance of a building permit: *(Bylaw No. 2183)*
 - (a) \$1,000 towards the Affordable Housing Reserve Fund; and
 - (b) \$3,800 towards the General Amenity Reserve Fund.
- (8) Under no circumstances may the density of development on those properties legally described as PID No. 009-875-867 (3690 Happy Valley Road) and PID No. 002-035-235 (3694 Happy Valley Road) exceed 125 Single-Family Equivalent (SFE) dwelling units, and for the purpose of this section a Townhouse unit shall be deemed equivalent to 0.66 SFE.
- (9) Under no circumstances may there be more than 80 townhouse units within the area shown as shaded on the map attached as Schedule WL.
- (10) Under no circumstances may there be more than 12 townhouse units on the property legally described as PID No. 001-539-990, (798 Gwendolynn Drive). *(Bylaw No. 2170)*

6.22.05 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 50%. *(Bylaw No. 2183)*

6.22.06 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 11 m (36.1 ft). *(Bylaw No. 2183)*

6.22.07 Setbacks

- (1) No principal **building** may be located:
 - (a) Within 3 m (9.8 ft) of any **front lot line** except that no **garage** or **carport** that faces a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**;
 - (b) Within 3 m (9.8 ft) of any **rear lot line**; *(Bylaw No. 2183)*
 - (c) Within 3 m (9.8 ft) of any **exterior side lot line**, except that no **garage** or **carport** that faces an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**; or

- (d) Within 1.5 m (4.9 ft) of any **interior side lot line**.
- (2) Despite Article (1), the siting of any **building** for the keeping of horses, cattle, sheep, or goats must comply with Section 3.12 of this Bylaw.
- (3) Despite Article (1) and Article (2) and Section 3.12 of this Bylaw, no building for the keeping of poultry and rabbits may be located within 6 m (20 ft) of any **interior side lot line** nor within 7.6 m (25 ft) of any **exterior side, front, or rear lot line**.

6.22.08 Landscape Screening

- (1) The relevant regulations of Section 3.21 of this Bylaw must apply.
- (2) In addition to all other regulations of this Bylaw, for a two-family residential use a continuous **landscape and screening area** of at least 1 m (3.3 ft) in width containing a shrub, hedge, or fence screen of a minimum **height** of 1.8 m (5.9 ft), at time of planting, must be provided along any interior lot line starting from 6 m (19.7 ft) to the rear of the **front lot line** and extending to the **rear lot line**.

6.22.09 General

The relevant regulations of Part 3 of this Bylaw must apply.

Section 6.24 – Mobile Home Park (RH1) Zone

(Replaced by Bylaw No. 1662)

The intent of the RH1 Zone is to permit manufactured homes in areas serviced by community sanitary sewer.

6.24.01 Permitted Uses

The following **uses** and no others are permitted in the RH1 Zone:

- (1) **Accessory buildings and structures**, subject to Section 3.05;
- (2) **Community garden**;
- (3) **Home office**, subject to Section 3.09;
- (4) **Manufactured home** parks subject to the provisions of the Capital Regional District Mobile Home Parks Bylaw No. 1, 1977 and amendments thereto;
- (5) **Uses accessory** to a **principal use** permitted in this **Zone**; and
- (6) **Uses** permitted by Section 3.01 of this Bylaw.

6.24.02 Subdivision Lot Requirements

- (1) No **lot** having a **lot area** less than 0.5 ha (1.3 ac) may be created by subdivision .
- (2) No subdivision plan may be approved unless each **lot** created by the subdivision has a **lot width** of at least 25 m (82 ft).

Section 6.26 – Residential Lakeshore (RL1) Zone

(Bylaw No. 1864)

The intent of the Residential Lakeshore (RL1) Zone is to permit a one-family dwelling on a lot abutting Langford, Glen, or Florence Lake with an area of not less than 1,500 m² (0.37 ac) unless the Streamside Protection and Enhancement Area (SPEA) is provided to the City.

6.26.01 Permitted Uses

The following **uses** and no others are permitted in the RL1 Zone:

- (1) **Accessory buildings and structures;**
- (2) **Dwelling, one-family;**
- (3) **Group daycare** in accordance with Section 3.26.02;
- (4) **Home occupation** in accordance with Section 3.09;
- (5) **Secondary suite, garden suite or carriage suite** as an accessory use to a **one-family dwelling**, in accordance with Section 3.08;
- (6) The keeping of horses, cattle, sheep, goats, rabbits and poultry, for domestic purposes in accordance with Section 3.12;
- (7) The keeping of not more than four **boarders** in a **one-family dwelling**;
- (8) **Uses accessory** to a **principal use** permitted in this **Zone**; and
- (9) **Uses** permitted by Section 3.01 of this Bylaw.

In addition, the following **uses** are permitted on **lots** less than 4,047 m² (1 acre) in **lot area**, subject to Sections 6.26.03(2) and (3): (Bylaw No. 2183)

- (10) **Dwelling, two-family;**
- (11) **Secondary suite** in a **two-family dwelling**, subject to Section 3.08;
- (12) **Townhouse.**

6.26.02 Subdivision Lot Requirements

- (1) No **lot** having a **lot area** less than 1,500 m² (16,146 ft²) may be created by subdivision, and the **Streamside Protection and Enhancement Area (SPEA)** designated by a qualified environmental professional in a riparian areas assessment shall be included in the **lot area** calculation for the purpose of determining compliance with this article;
- (2) Despite subsection 6.26.02(1) **lots** having **lot areas** of 950 m² (10,226 ft²) and greater may be created by subdivision if the **Streamside Protection and Enhancement Area (SPEA)** designated by a qualified environmental professional in a riparian areas assessment of the **lot** being subdivided is transferred to the City of Langford at the time of subdivision;

- (3) Despite subsection 6.26.02(1), on land whose legal description is set out in Table 1 of Schedule AD, the minimum lot area for subdivision of lots abutting Langford, Glen, or Florence Lake may be as specified in articles (a) and (b) below, if the owner of the land proposed to be subdivided pays to the City the amount specified in Column 4 of Table 1 of Schedule AD prior to Subdivision Approval:
 - (a) Lots with an area of 1,500 m² (16,146 ft²) or greater, including the area of the SPEA, may be created abutting Langford, Glen, or Florence Lake; and
 - (b) Lots with an area of 550 m² (5,920 ft²) or greater may be created provided such lots are located directly behind a new lot created pursuant to article (i) above and do not abut Langford, Glen, or Florence Lake.
- (4) No **lot** may be created having a **lot width** less than 16 m (52.5 ft).
- (5) No **lot** may be created having a **building envelope** with a width or depth less than 7 m (23 ft) nor an area less than 186 m² (2,002 ft²).

6.26.03 Density of Development

- (1) There may not be more than one **dwelling unit** on a lot, exclusive of either a **secondary suite**, **garden suite**, or **carriage suite**, unless otherwise specified below; *(Bylaw No. 2183)*
- (2) A maximum of three **dwelling units** may be permitted on **lots with lot areas** less than or equal to 280 m², which may be in the following prescribed forms: *(Bylaw No. 2183)*
 - (a) **One-family dwelling**, which may contain a **secondary suite**; or
 - (b) **Townhouse**; or
 - (c) **Two-family dwelling**, of which one unit may contain a **secondary suite**;
- (3) A maximum of four **dwelling units** may be permitted on **lots with lot areas** between 281 m² and 4,047 m² (1 acre), which may be in the following prescribed forms: *(Bylaw No. 2183)*
 - (a) **One-family dwelling**, which may contain a **secondary suite**; or
 - (b) **One-family dwelling**, which may contain a **secondary suite** and a detached **garden suite** or **carriage suite**; or
 - (c) **Townhouse**; or
 - (d) **Two-family dwelling**, of which both units may contain a **secondary suite**.

6.26.04 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 35%.

6.26.05 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 11 m (36.1 ft). *(Bylaw No. 2183)*

6.26.06 Setbacks

- (1) No **principal building** may be located:
 - (a) Within 3 m (9.8 ft) of any **front lot line** except that no **garage or carport** that faces a **front lot line** may be located within 5.5m (18 ft) of the **front lot line**; or
 - (b) Within 5.5 m (18 ft) of any **rear lot line**; or
 - (c) Within 3.5 m (11.5 ft) of any **exterior side lot line**, except that no **garage or carport** that faces an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**; or
 - (d) Within 1.5 m (4.9 ft) of any **interior side lot line**.

6.26.07 Landscape Screening

The relevant regulations of Section 3.21 of this Bylaw must apply.

6.26.08 General

The relevant regulations of Part 3 of this Bylaw must apply.

Section 6.28 – Residential Townhouse (RT1) Zone

(Replaced by Bylaw Nos. 1662 and 1864)

The intent of the RT1 Zone is to permit one-family and townhouse residential uses in areas serviced by community sanitary sewer.

6.28.01 Permitted Uses

The following **uses** and no other uses are permitted in the RT1Zone:

- (1) **Accessory buildings and structures**, subject to Section 3.05;
- (2) **Community garden**;
- (3) **Dwelling, one-family**, on property legally described at Lot 1 Section 84 Metchosin District Plan VIP67043 (3483 Happy Valley Road);
- (4) **Home office**, subject to Section 3.09;
- (5) **Townhouse**;
- (6) Uses **accessory** to a **principal use** permitted in this **Zone**; and
- (7) **Uses** permitted under Section 3.01 of this Bylaw.

6.28.02 Subdivision Lot Requirements

- (1) No **lot** having a **lot area** less than 100 m² (1,076.4 ft²) may be created by subdivision.
- (2) No **lot** having a **lot width** less than 5 m (16.4 ft) may be created by subdivision.

6.28.03 Density of Development

- (1) Except as provided in Article (2) and (3), the **floor area ratio** may not exceed 0.5.
(Bylaw No. 2015)
- (2) Notwithstanding Subsection 6.28.03(1), on land whose legal description is set out in Table 1 of Schedule AD, the maximum floor area ratio may be increased to 1.2 if the owner of the land proposed to be developed:
 - a) pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the issuance of a building permit. *(Bylaw No. 1869)*
- (3) Notwithstanding Subsection 6.28.03(1) and (2), on land whose legal description is Parcel A (DD 153694I) of Lot 15, Block 2, Section 83, Esquimalt District, Plan 1524 (3216 Happy Valley Road), the maximum floor area ratio may be increased to 1.5 if the owner of the land proposed to be developed: *(Bylaw No. 2015)*
 - a) pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the issuance of a building permit.

- (4) Notwithstanding Subsection 6.28.03(1), on land whose legal description is Lot 1, Section 3, Range 3 West, Highland District, Plan 9548, Except That Part in Plan 14368, PID No. 005-349-893 (2120 Millstream Road), the maximum **floor area ratio** may be increased to 0.56 if the owner of the land proposed to be developed: *(Bylaw No. 2132)*
- a) Pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the issuance of a building permit. *(Bylaw No. 2132)*

6.28.04 Regulations of Use for a One-Family Dwelling

A **one-family dwelling use** is subject to the regulations of the R2 Zone and not the regulations of this Zone.

6.28.05 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 60%.

6.28.06 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 3 storeys. *(Bylaw Nos. 1950 and 2015)*

6.28.07 Setbacks

- (1) No **building** or **structure** may be located:
- (a) Within 3 m (9.8 ft) of any **front lot line** , except that no **garage or carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**; or
- (b) Within 1.2 m (3.9 ft) of any **interior side lot lines abutting** any **Zone** other than the RT1 Zone; or
- (c) Within 3.5 m (11.5 ft) of any **exterior side lot line**, except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**; or
- (d) Within 5.5 m (18 ft) of any **rear lot line**.

Section 6.28A – Residential Townhouse (RT2) Zone

(Replaced by Bylaw Nos. 1662 and 1864)

The intent of the RT2 Zone is to permit townhouse residential uses in areas serviced by community sanitary sewer.

6.28A.01 Permitted Uses

The following **uses** and no others are permitted in the RT2 Zone:

- (1) **Accessory buildings and structures**, subject to Section 3.05;
- (2) **Community garden**;
- (3) **Home office**, subject to Section 3.09;
- (4) **Townhouse**;
- (5) **Uses accessory to a principal use** permitted in this **Zone**; and
- (6) **Uses** permitted by Section 3.01 of this Bylaw.

6.28A.02 Subdivision Lot Requirements

- (1) No **lot** having a **lot area** less than 550 m² (5,920.2 ft²) may be created by subdivision.
- (2) Despite Article 6.28A.02(1), a **lot** having a **lot area** no less than 100 m² (1,076.4 ft²) may be created by subdivision, if the owner of the land proposed to be developed pays to the City the amount specified in Column 4 of Table 1 of Schedule “AD” prior to the issuance of a Building Permit.
- (3) No **lot** having a **lot width** less than 5 m (16.4 ft) may be created by subdivision.

6.28A.03 Density of Development

- (1) No lot may be developed having a density greater than one **dwelling unit** per 550 m² (5,920.2 ft²) of **lot area**.
- (2) Despite Article 6.28A.03(1), on land whose legal description is set out in Table 1 of Schedule “AD”, the maximum density may be one **dwelling unit** per 100 m² (1,076.4 ft²) of **lot area**, if the owner of the land proposed to be developed pays to the City the amount specified in Column 4 of Table 1 of Schedule “AD” prior to the issuance of a Building Permit.

6.28A.04 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 60%.

6.28A.05 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of two storeys.

6.28A.06 Setbacks

- (1) No **building** or **structure** may be located:
 - (a) Within 2 m (6.6 ft) of any **front lot line** , except that no **garage or carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**; or
 - (b) Within 1.2 m (3.9 ft) of any **interior side lot line abutting** any **Zone** other than the RT2 Zone; or
 - (c) Within 1.5 m (4.9 ft) of any **exterior side lot line**, except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**; or
 - (d) Within 3.5 m (11.5 ft) of any **rear lot line abutting** any **Zone** other than the RT2 Zone.