

1.1 RPN - Residential Pocket Neighbourhood Zone

RPN

1.1.1 Purpose

To provide a zone to accommodate the comprehensive *Development of Single Detached Housing* in a format which appears as a *Cluster of cottages* grouped around a shared open space and served by a shared parking area, on lands having Full Urban Services. Lands must be designated as LDR-Low Density Residential under the District's Official Community Plan.

1.1.2 Principal Uses

The following *Uses* and no other *Uses* shall be permitted *Principal Uses* in this zone subject to all applicable regulations of the Bylaw.

- (a) Single Detached Housing.

1.1.3 Accessory Uses

The following *Uses* and no other *Uses* shall be the permitted *Accessory Uses* in this zone subject to all applicable regulations of this bylaw.

- (a) *Accessory Buildings and Structures* not exceeding 6.0m² in *Gross Floor Area*, per *Single Detached Dwelling*; and
- (b) *Home Occupation - type 1*.

1.1.4 Subdivision Regulations (*Development Site*)

- (a) Minimum *Development Site Area* 1,300m²
- (b) Minimum *Development Site Width* 36.0m
- (c) Minimum *Development Site Depth* 30.0m
- (d) Maximum *Development Site Area* 3,795m²

1.1.5 Development Regulations (*Development Site*)

- (a) Maximum *Lot Coverage* 40 percent
- (b) Maximum *Floor Area Ratio* 0.55
- (c) Maximum *Density* 28 Dwellings/hectare
- (d) Maximum *Gross Floor Area* (individual Dwelling) 100m²

1.1.6 Siting Regulations (*Development Site*)

(a) *Principal Buildings and Structures:*

(i)	Minimum Front <i>Setback</i>	6.0m
(ii)	Minimum Rear <i>Setback</i>	6.0m
(iii)	Minimum Side <i>Setback</i> (Interior)	1.5m
(iv)	Minimum Side <i>Setback</i> (Exterior)	3.5m
(v)	Maximum <i>Height</i>	The lesser of 7.0m or 1.5 Storeys

(b) *Accessory Buildings and Structures*

(i)	Minimum Front <i>Setback</i>	6.0m
(ii)	Minimum Rear <i>Setback</i>	1.5m
(iii)	Minimum Side <i>Setback</i> (Interior)	1.5m
(iv)	Minimum Side <i>Setback</i> (Exterior)	4.5m
(v)	Maximum <i>Height</i>	The lesser of 4.5m or 1 Storey

1.1.7 Other Regulations

- (a) A minimum of 15 percent of the *Development* site shall be retained as *Amenity Space*.
- (b) Only one (1) *Accessory Building* or *Structure* will be allowed per Principal Dwelling.
- (c) No communal parking, loading or garbage collection facilities shall be permitted in any required yard *Abutting* a public *Highway*.
- (d) In addition to the regulations listed above, other regulations may apply. These include [Section 4: General Regulations](#), [Section 5: Landscaping and Screening Regulations](#), [Section 6: Parking and Loading Regulations](#), and [Section 7: Specific Use Regulations](#).