

11.20 RS2: SINGLE DETACHED RESIDENTIAL 2 ZONE

11.20.1 INTENT

This *zone* is intended for single detached housing and limited *nursery* and crop and animal raising *uses* in lower density residential areas.

11.20.2 PRINCIPAL USES

Single detached dwelling

Nursery, subject to Section 11.20.9(b)

Raising of crops and animals, subject to Section 11.20.9(c)

11.20.3 ACCESSORY USES

Home occupation, accessory to a *single detached dwelling*

Secondary suite, accessory to a *single detached dwelling*

11.20.4 DENSITY

(a) Maximum total *floor area* permitted on a *lot* shall be:

lot area x *floor space ratio* of 0.3 + 93 m².

(b) On a *lot* in North Delta as identified in Schedule D, the maximum *gross floor area* of all *buildings*, less the applicable *floor area* exclusions pursuant to Section 6.2.17(a) plus any high ceiling *floor area* counted twice pursuant to Section 6.2.17(b), shall be the lesser of 330 m² and the total *floor area* permitted under Section 11.20.4(a).

11.20.5 LOT COVERAGE

Maximum *lot coverage* shall be 45%.

11.20.6 SETBACKS

Minimum *setbacks* shall be:

| | <i>Principal Structure</i> | <i>Accessory Structure</i> |
|---------------|----------------------------|----------------------------|
| Front | 6.5 m | 12 m |
| Interior Side | 1.5 m | 1 m |
| Exterior Side | 3.5 m | 6.5 m |
| Rear | 12 m | 1 m |

See [Section 6.2](#) for additional *setback* regulations

11.20.7 HEIGHT

(a) *Maximum height* shall be:

Amend
BL 7955, 2020

| | <i>Principal Structure</i> | <i>Accessory Structure</i> |
|---|----------------------------|----------------------------|
| <i>Maximum Storeys</i> | 2.5 | 1 |
| <i>Maximum height to mid-roof or the top of a flat roof</i> | 8 m | 3 m |
| <i>Maximum height to roof ridge for a pitched roof</i> | 9.5 m | 3.75 m |

See [Section 6.2.14](#) for additional height regulations

(b) Despite Subsection (a), for detached *garages*, the *maximum height* to *mid-roof* or the top of a *flat roof* shall be 3.75 m and the *maximum height* to roof ridge for a *pitched roof* shall be 4.6 m.

11.20.8 MINIMUM LOT SIZE FOR SUBDIVISION

| | |
|--------------------------|----------------------|
| <i>Lot Area</i> | 4,000 m ² |
| <i>Lot Width</i> | 30 m |
| <i>Average Lot Depth</i> | 30 m |

11.20.9 OTHER REGULATIONS

- (a) A maximum of 1 *single detached dwelling* shall be permitted on each *lot*.
- (b) The establishment and operation of a *nursery* shall be subject to the following regulations:
 - (i) a *nursery* is permitted on a *lot* only if the *lot width* is not less than 54 m;
 - (ii) no sale of trees, plants or flowers or associated gardening or *landscaping* supplies shall be permitted;

- (iii) despite Section 11.20.6, minimum *setbacks* for *structures* accommodating a *nursery*, including *greenhouses*, shall be:

| | <i>Structure</i> |
|---------------|------------------|
| Front | 12 m |
| Interior Side | 3 m |
| Exterior Side | 6.5 m |
| Rear | 3 m |

- (iv) no sales display shall be permitted within the required minimum front *setback* and exterior side *setback* specified in Subsection (iii).

- (c) The raising of crops and animals shall be permitted subject to the following regulations:

- (i) no minks, foxes, pigs, ducks or more than 3 dogs shall be permitted;
- (ii) no growing of mushrooms shall be permitted;
- (iii) on a *lot* of 0.2 ha or more in area, chinchillas and rabbits shall be permitted;
- (iv) on a *lot* of 0.2 ha or more in area, 1 horse or 1 cow or 1 goat or 1 sheep or 12 poultry and the keeping of offspring to the age of one year, except the offspring of poultry, shall be permitted;
- (v) for each 0.4 ha that a *lot* area exceeds 0.2 ha, an additional one horse or one cow or 1 goat or 1 sheep or 12 poultry and the keeping of offspring to the age of one year, except the offspring of poultry, shall be permitted;
- (vi) despite Section 11.20.6, minimum *setbacks* for *structures* housing animals shall be:

| | <i>Structure</i> |
|---------------|------------------|
| Front | 30 m |
| Interior Side | 12 m |
| Exterior Side | 12 m |
| Rear | 12 m |