

WEST VANCOUVER ZONING BYLAW 4662, 2010
Summary of regulations for SINGLE FAMILY Zones

NOTE: THIS CHART IS FOR GENERAL REFERENCE ONLY.

Exact regulations may vary due to lot configuration, watercourses on or adjacent to the site or the presence of covenants, easements or right-of-ways registered against the property. The Zoning Bylaw **MUST ALWAYS** be consulted for exact interpretation and additional information. These figures are METRIC and subject to change.

	RS1	RS2	RS3	RS4	RS5	RS6	RS7	RS8	RS9	RS10
Min. Lot Area (m ²)	8,094m ²	1,858m ²	1,115m ²	836m ²	558m ²	Existing	929m ²	929m ²	371.5m ²	1,115m ²
Min. Lot Width (m)	61m	24.4m	24.4m	22.9m	15.2m	Existing	21.3m	21.3m	10m	24.4m
Min. Flanking Lot Width (m)	n/a	30.4m	29m	26.8m	20.7m	Existing	24.3m	24.3m	16.2m	30.4m
Max. Site depth	4X width	Min 39.6m, 3.5X width	4X width	4X width	4X width	Existing	3x width	3X width	4X width	3.5X width
Density	n/a	n/a	n/a	n/a	n/a	n/a	2.5 units /0.4ha	1.5 units /0.4ha	n/a	n/a
Site Coverage:										
• >885 m ²	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
• 664 to 885 m ²	266m ²	266m ²	266m ²	266m ²	266m ²	266m ²	266m ²	266m ²	266m ²	266m ²
• <664 m ²	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
Floor Area Ratio (FAR):										
• >677 m ²	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35
• 474 to 677 m ²	237m ²	237m ²	237m ²	237m ²	237m ²	237m ²	237m ²	237m ²	237m ²	237m ²
• <474 m ²	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
Max Height (m)	7.62m	7.62m	7.62m	7.62m	7.62m	8m	7.62m	7.62m	7.62m	7.62m
Max Storeys (plus bsmt)	2	2	2	2	2	2	2	2	2	2
Highest Building Face (m)	n/a	6.7m	6.7m	6.7m	6.72m	6.7m	6.7m	6.7m	n/a	6.7m
Front Yard Setback (m)	10.7m	9.1m	9.1m	9.1m	7.6m	9m	9.1m	9.1m	7.6m	9.1m
Rear Yard Setback (m)	10.7m	9.1m	9.1m	9.1m	9.1m	9m	9.1m	9.1m	9.1m	9.1m
Side Yard Setbacks:										
• Dwelling <2 full storeys	10.7m	1.52m	1.52m	1.52m	1.52m	1.52m	1.52m	1.52m	1.52m	1.52m
• Dwelling 2 full storeys*	10.7m	10% width, 1.52m min, 3 m max	10% width, 1.52m min to 3m max	10% width, 1.5m min to 3m max	10% width, 1.52m min to 3m max	10% width, 1.52m min to 3m max	10% width, 1.52m min to 3m max	10% width, 1.52m min to 3m max	10% width, 1.52m min to 3m max	10% width, 1.52m min to 3m max
Combined Side Yards:										
• Dwelling <2 full storeys	n/a	20% width, min 4.9m to 12.1m max	20% width, 4.9m min to 12.1m max	20% width, 4.5m min to 12.1m max	20% width, 3m min to 12.1m max	20% width, 3m min to 12.1 m max	20% width, 4.9m to 12.1m	20% width, 3m min to 12.1m max	20% width, 3m min to 12.1m max	20% width, 4.9m min to 12.1m max
• All other dwellings, 2 full storeys*	n/a	25% width, 4.9m min to 18.2m max	25% width, 4.9m min to 18.3m max	25% width, 4.57m min to 18.2m max	25% width, 3m min to 18.2m max	25% width, 4.9m min to 18.2m max	25% width, 4.9m min to 12.1m max	25% width, 6.7m min to 18.2m max	25% width, 3m min to 18.2m max	25% width, 4.9m min to 18.2m max
Corner-flanking Side Yard	10.7m	9.1m	9.1m	9.1m	7.6m	9m	9.1m	9.1m	9.1m	9.1m
Min # off-street parking	1	1	1	1	1	-	2	2	1	1

* Where the upper storey width is greater than two thirds (2/3) the minimum main storey width < signifies "less than"

WEST VANCOUVER ZONING BYLAW 4662, 2010
Summary of regulations for DUPLEX DWELLING Zones

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	RD1 (Duplex Dwelling 1)	RD2 (Duplex Dwelling 2)	RD3 (Duplex Dwelling 3)
Min. Lot Area (m ²) Duplex	555m ²	557.5m ²	372m ²
Min. Lot Area (m ²) SFD	370m ²	279m ²	372m ²
Min. Lot Width (m) Duplex	14.3m	14.9m	14.9m
Min. Lot Width (m) SFD	10m	7.6m	14.9m
Lot Coverage Duplex	40%	40%	40%
Lot Coverage SFD:			
• >885 m ²	30%	30%	40%
• 664 to 885m ²	266m ²	266 m ²	40%
• <664m ²	40%	40%	40%
Floor Area Ratio (FAR) Duplex	0.5	0.5	0.75
Floor Area Ratio (FAR) SFD:			
• >677m ²	0.35	0.35	0.75
• 474 to 677 m ²	237m ²	237 m ²	0.75
• <474 m ²	0.5	0.5	0.75
Max Height (m)	7.62m	7.62m	7.62m
Max Storeys (plus basement)	2	2	2
Highest Building Face (m)	6.7m	6.7m	n/a
Front Yard Setback (m)	7.6m	7.6m	7.6m
Rear Yard Setback (m)	9.1m	9.1m	9.1m
Side Yard Setbacks:			
• Dwelling <2 full storeys	1.52m	1.52m	1.52m
• Dwelling of 2 full storeys*	10% width, 1.52m min to 3m max	10% width, 1.52m min to 3m max	1.52m
Combined yards:			
• Dwelling <2 full storeys	20% width, 3m min to 12.1m max	20% width, 3m min to 12.1m max	n/a
• All other dwellings (2 full storeys*)	25% width, 3m min to 18.2m max	25% width, 3m min to 18.2m max	n/a
Corner-Flanking Side Yard	7.6m	7.6m	7.6m
Min # off-street parking	1/dwelling	1/dwelling	1/dwelling

* Where the upper storey width is greater than two thirds (2/3) the minimum main storey width.

SFD = Single Family Dwelling

FAR = Floor Area Ratio

n/a = not applicable