# CITY OF KELOWNA

# BYLAW NO. 11192
# Amendment to Section 13 – Urban Residential Zones – 13.6 RU6 – Two Dwelling Housing

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A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000, **Section 13 – Urban Residetial Zones be amended by deleting Section 13.6 RU6 – Two Dwelling Housing/RU6b – Two Dwelling Housing with Boarding or Lodging House/RU6h – Two Dwelling Housing (Hillside Area)** and replacing it with a new **Section 13.6 RU6 – Two Dwelling Housing/RU6b – Two Dwelling Housing with Boarding or Lodging House Zone** as attached to and forming part of this bylaw;

2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act

_____
(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

_____
Mayor

_____
City Clerk

# 13.6 RU6 – Two Dwelling Housing
# RU6b – Two Dwelling Housing with Boarding or Lodging House

### 13.6.1 Purpose

The purpose is to provide a **zone** for development of a maximum of two **dwelling** units per lot.

### 13.6.2 Permitted Uses

The permitted **principal uses** in this **zone** are:

(a) **agriculture, urban**
(b) **community garden**
(c) **single dwelling housing**
(d) **two dwelling housing**

### 13.6.3 Secondary Uses

The permitted **secondary uses** in this **zone** are:

(a) **bed and breakfast homes**
(b) **boarding or lodging houses (RU6b only)**
(c) **child care centre, minor**
(d) **carriage house**
(e) **group homes, minor**
(f) **home based businesses, major**
(g) **home based businesses, minor**
(h) **secondary suite**

### 13.6.4 Buildings and Structures Permitted

(a) **one single detached house** which may contain a **secondary suite**
(b) **duplex housing***
(c) **semi-detached housing***
(d) **two single detached houses** which may not contain **secondary suites***
(e) permitted **accessory buildings or structures**
(f) **carriage house**
(g) Only one secondary dwelling unit is permitted (e.g. secondary suite or carriage house)

NOTE: **Buildings** or **structures** indicated by an (*) are only permitted on **lots** that meet the **subdivision regulations** for **two dwelling housing.**

### 13.6.5 Subdivision Regulations

(a) The minimum **lot width** is 13.0 m for single detached housing, except it is 15.0 m for a corner lot.

(b) The minimum lot width for two dwelling housing is 18.0 m, except it is 20.0 m for a corner lot.

i. Where a lot with a developed **semi-detached housing** development is being subdivided along a party wall the minimum **lot width** is 9.0 m, except it is 11.0 m for a **corner lot**, and a **party wall** agreement is registered on the titles of both **lots**.

(c) The minimum lot depth is 30.0 m.

(d) The minimum lot area is 400 $m^2$ for single detached housing, but 440 $m^2$ for a corner lot. It is 700 $m^2$ for a site, but 800 $m^2$ for a corner site, with semi-detached or duplex housing.

i. Where a lot with a developed semi-detached housing development is being subdivided along a party wall, the minimum lot areas is 400 $m^2$, but 440 $m^2$ for a corner lot.

### 13.6.6 Development Regulations

(a) The maximum site coverage is 40% and together with driveways and parking areas, shall not exceed 50%.

(b) For all accessory buildings or structures and carriage houses:
- The maximum combined lot coverage of all accessory **buildings** or **structures** and **carriage houses** shall not exceed 14%.
- The maximum combined area of all accessory **buildings** / **structures** and **carriage houses** (e.g. footprint size) shall not exceed 90 m².
- The maximum net floor area of a carriage house shall not exceed 90 m².
- The maximum net floor area of all carriage houses (including 1 storey carriage houses) shall not exceed 75% of the total net floor area of the principal building.
- If a development contains a carriage house and if the height of all the accessory buildings / structures, and carriage house are limited to one (1) storey then the following bonus applies:
  - The maximum combined lot coverage of all accessory **buildings** /**structures** and **carriage houses** may be increased to a maximum of 20%
  - The maximum combined area of all accessory **buildings** /**structures** and **carriage houses** (e.g. footprint size) may be increased to a maximum of 130 m² subject to:
    - The maximum area (e.g. footprint size) of a carriage house shall not exceed 100 m².
    - The maximum area (e.g. footprint size) of all accessory buildings / structures (including garages) shall not exceed 50m².

(c) The maximum height for principal buildings is the lesser of 9.5m or 2 ½ storeys.

(d) The maximum height for accessory buildings / structures is 4.5m.

(e) The maximum height for carriage houses is 4.8m.

(f) The minimum site front yard is 4.5 m, except it is 6.0 from a garage or carport.

(g) The minimum site side yard is 2.0 m for a 1 or 1½ storey portion of a building and 2.3 m for a 2 storey portion of a building, except it is 4.5 m from a flanking street.

i. Where there is a garage accessed from the flanking street, it is 6.0m.

ii. Where there is no lane abutting the site, one side yard must be a least 3.0m for vehicular access, unless there is an attached garage or carport which is an integral part of the dwelling.

iii. **Side yards** are not required for **semi-detached housing** on a **lot line** that has a **party wall**.

(h) The minimum site rear yard is 7.5 m, except it is 1.5 m for accessory buildings. Where the lot width exceeds the lot depth, the minimum rear yard is 4.5 m provided that one side yard shall have a minimum width of 4.5 m.

(i) Semi-detached and duplex housing shall provide a minimum area of 30 m² of private open space per dwelling and group homes, minor and boarding or lodging houses shall provide a minimum area of 7.5 m² of private open space per bedroom in addition to the principal dwelling. This may be in required side or rear yards provided the minimum dimension of the space is 4.5 m.

(j) A site may be developed with a maximum of two single detached housing units where all the requirements for duplex housing have been met. The two single detached housing units must be separated by a minimum distance of 4.5 metres.

### 13.6.7 Small Lot Semi-Detached Housing Development Regulations

On Lot 16, District Lot 138, ODYD Plan 3707, the Small Lot Semi-Detached Housing Development Regulations apply.

(a) The maximum site coverage is 50% and together with driveways and parking areas, shall not exceed 60%.
(b) The maximum **height** is the lesser of 8.3 m or 2 storeys.
(c) The minimum **front yard** setback is 3.0 m.
(d) The minimum **side yard** setback is 1.5 m.
(e) The minimum **rear yard** setback is 7.5 m.

### 13.6.8 Other Regulations

(a) A "b" notation shown on Schedule "A" as part of the identified zone classification indicates that a secondary use in the form of a Boarding or Lodging House is

permitted on the properties so designated, subject to meeting the conditions of use of the zone.

(b) A carriage house must not be closer than 3.0m to an existing principal building.

(c) All semi-detached and duplex housing shall be designed so there is driveway access for each dwelling.

(d) Bed and breakfast homes and minor group homes are only permitted in single detached housing.

(e) Where the site has access to a lane, vehicular access to the site is only permitted from the lane.

(f) Boarding or lodging houses are only permitted in single detached housing and are limited to a maximum of 10 residents.

(g) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 6 (accessory development, yards, projections into yards, lighting, stream protection, etc.), the landscaping and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific use regulations of Section 9.